

SAN ANTONIO PLANNING COMMISSION AGENDA

June 11, 2008

2:00 P.M.

Murray H. Van Eman, *Chairman*

Cecilia Garcia, *Vice Chair*

Dr. Francine S. Romero, *Chair Pro-Tem*

Amelia Hartman

Jose R. Limon

John Friesenhahn

Dr. Sherry Chao-Hrenek

Stephanie James

THE CLIFF MORTON DEVELOPMENT AND BUSINESS SERVICES CENTER, LOCATED AT 1901 SOUTH ALAMO STREET IS WHEELCHAIR-ACCESSIBLE. ACCESSIBLE PARKING IS LOCATED AT THE FRONT OF THE BUILDING. AUXILIARY AIDS AND SERVICES ARE AVAILABLE UPON REQUEST. INTERPRETERS FOR THE DEAF MUST BE REQUESTED AT LEAST 48 HOURS PRIOR TO THE MEETING BY CALLING (210) 207-7245 VOICE/TDD.

Please note that Citizens Comments are limited to three (3) minutes per person
CALL (210) 207-0121 FOR ADDITIONAL INFORMATION ON ANY AGENDA ITEM BELOW.

1. PRELIMINARY ITEMS

A. Work session, 1:30 P.M., Tobin Room

- Agenda items may be discussed (Development Services)
- Cibolo Canyon update – (City Attorneys Office)
- Briefing on the proposed Arts and Entertainment Special Zoning District (Planning and Community Development Department by Michael Taylor)

2. 2:00 P.M.– Call to Order, Board Room

3. Roll Call

4. Citizens to be heard

5. PUBLIC HEARINGS

REPLATS W/ WRITTEN NOTIFICATION:

Council Ferguson
District Index #

A. 080094 **Shearer Oaks** **9** **516 B-7**
(On the northeast side of Cadillac Drive, north of Blanco Road)

PLANNED UNIT DEVELOPMENT (PUD) PLANS:

B. 07-012 **Threshold Ranch** **OCL 446 C-1**
(North of the intersection of Bridlewood Trail and Boerne Stage Road)

C. 08-004	Kinder Northeast (West of Bulverde Road, south of Obst Road)	OCL 451 C-1
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REPLATS:

D. 070554	Vance Jackson at the Rim, Phase III (Extension of Vance Jackson from Loop 1604 to Rim Pass)	8 514 D-4
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E. 080120	NEC Bulverde/1604 2 (Northeast of FM 1604 and Bulverde Road)	10 518 C-3
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F. 080229	Firstmark Credit Union-Huebner Road (Northwest of Huebner Road and Babcock Road)	8 548 D-6
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CONSENT AGENDA

NOTICE TO THE PUBLIC: All matters listed under "Consent Agenda" are considered by the Planning Commission to be routine, or have met all standards for development under state law (plats only), and will be enacted by one motion. There will be no separate discussion of these items unless any member of the Planning Commission requests that specific items be removed from the Consent Agenda and added to the Individual Consideration Agenda for discussion prior to the time the Planning Commission votes on the motion to adopt the Consent Agenda.

PUBLIC HEARINGS FOR ITEMS 6-11 HELD ABOVE:

6. 080094	Shearer Oaks (On the northeast side of Cadillac Drive, north of Blanco Road)	9 516 B-7
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7. 07-012	Threshold Ranch (North of the intersection of Bridlewood Trail and Boerne Stage Road)	OCL 446 C-1
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8. 08-004	Kinder Northeast (West of Bulverde Road, south of Obst Road)	OCL 451 C-1
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9. 070554	Vance Jackson at the Rim, Phase III (Extension of Vance Jackson from Loop 1604 to Rim Pass)	8 514 D-4
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10. 080120	NEC Bulverde/1604 2 (Northeast of FM 1604 and Bulverde Road)	10 518 C-3
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11. 080229	Firstmark Credit Union-Huebner Road (Northwest of Huebner Road and Babcock Road)	8 548 D-6
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PLATS:

- | | | | | |
|------------|---------------|---|------------|----------------|
| 12. | 060551 | Heights at S.O. PUD, POD E, Unit 3
(The extension of Estancia Circle) | 9 | 482 D-1 |
| 13. | 060525 | Boulders at Canyon Springs Unit 2 Enclave
(West of Canyon Golf Road, south of Quiet Rapids) | OCL | 451 A-7 |
| 14. | 060568 | KB Potranco Unit 8
(Near the intersection of Potranco Road and Sundance Crest) | OCL | 611 A-6 |
| 15. | 070369 | Bradbury Court, Unit 3
(Extending Booker Bay, eastward from Bradbury Court Unit 1) | OCL | 586 A-2 |
-

INDIVIDUAL CONSIDERATION

PLATS:

- | | | | | |
|------------|---------------|---|----------|----------------|
| 16. | 080038 | Steubing/Babcock Road, Unit 1 (frontage)
(Northwest of the intersection of Babcock Road and De Zavala Road) | 8 | 547 F-1 |
| 17. | 070167 | Paradigm Hotel (ROW & Floodplain)
(On the south side of Ninth Street at Arden Grove) | 1 | 616 F-3 |

VARIANCES and APPEALS:

- | | | | | |
|------------|---------------|--|-----------|----------------|
| 18. | 030540 | Great Faith Temple Apostolic Church (substandard street)
(Near the intersection of Nacogdoches Road and Topperwein Road) | 10 | 519 C-6 |
|------------|---------------|--|-----------|----------------|

LAND TRANSACTIONS:

- 19.** Public hearing, briefing and consideration of the conveyance of the Municipal Auditorium and property located at 100 Auditorium Circle, San Antonio, Texas 78205 and the San Antonio Fire Department Headquarters Building and property located at 115 Auditorium Circle, San Antonio, Texas 78205 to the Bexar County Performing Arts Center Foundation for the development of a Performing Arts Center. (Convention, Sports and Entertainment Facilities Department by Michael J. Sawaya, Director)
- 20.** Public hearing and consideration for the acceptance of a land acquisition of one parcel located at 636 Funston Place, totaling 0.1856 acres for the expansion of the San Antonio Botanical Gardens (Parks and Recreation Department by Rocky Duque de Estrada, Senior Management Analyst)

OTHER ITEMS:

21. Approval of the minutes for the May 28, 2008 Planning Commission meeting
22. Director's report
23. Questions and discussion
24. Executive Session: consultation on attorney-client matters (real estate, litigation, contracts, personnel, and security matters) as well as any of the above agenda items may be discussed
25. **ADJOURNMENT**

PLANNING COMMISSION
PUBLIC HEARING AND CONSIDERATION OF A REPLAT
WITH WRITTEN NOTIFICATION

AGENDA ITEM NO: 5A/6 June 11, 2008

SHEARER OAKS
SUBDIVISION NAME

MINOR PLAT

080094
PLAT #

COUNCIL DISTRICT: 9

FERGUSON MAP GRID: 516 B-7

OWNER: James C. Biggs

ENGINEER: Flores & Company, by Thomas Flores

CASE MANAGER: Donna L. Schueling, Planner (207-5016)

Date filed with Planning Commission: June 11, 2008

Location: On the northeast side of Cadillac Drive, north of Blanco Road

Services Available: SAWS Water and Sewer

Zoning: RE Residential Estate District

Proposed Use: Residential

APPLICANT'S PROPOSAL:

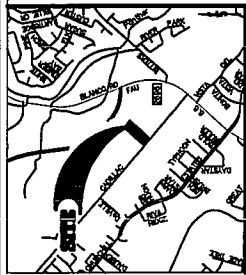
To plat **5.00** acres consisting of **2** single family lots

DISCUSSION:

The Planning Commission will hold a public hearing on the proposed replatting of this property on June 11, 2008. Six notices were mailed to the adjacent property owners, as of this writing no written opposition has been submitted.

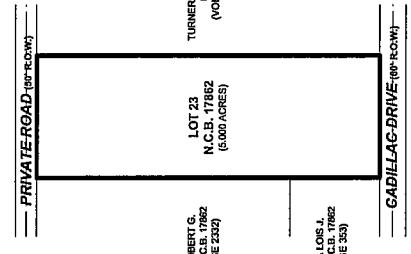
STAFF RECOMMENDATION:

Approval



LOCATION MAP
NOT TO SCALE

North
Scale: 1" = 200'



North
Scale: 1" = 200'

REPLAT NOTE:
THIS REPLAT WILL BE ISSUED FOR THIS SITE UNTIL A STREETScape PLAN HAS BEEN APPROVED IN ACCORDANCE WITH SECTION 35-415 OF THE UNITED DEVELOPMENT CODE.
CLEAR VISION AREA NOTE:
CLEAR VISION AREAS SHALL BE PROVIDED WITH CLEAR VISION AREA IN ACCORDANCE WITH UDC 35-606(9).
SHARED GROSS ACCESS NOTE:
OWNER SHALL PROVIDE SHARED GROSS ACCESS IN ACCORDANCE WITH UDC 35-506(3).
FIRE FLOOR ELEVATION NOTE:
FIRE FLOOR ELEVATION SHALL BE A MINIMUM OF SEVEN (7) FEET ABOVE FINISHED GRADE IN ACCORDANCE WITH THE UDC.
WASTEWATER (EUB) NOTE:
THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDU) AND WATER SYSTEM UNDER THE PLAN NUMBER ISSUED BY THE DEVELOPMENT SERVICES DEPARTMENT.

LOT 23
N.C.B. 17862
(5,000 ACRES)

LOT 24
N.C.B. 17862
(5,000 ACRES)

LOT 25
N.C.B. 17862
(5,000 ACRES)

LOT 26
N.C.B. 17862
(5,000 ACRES)

LOT 27
N.C.B. 17862
(5,000 ACRES)

LOT 28
N.C.B. 17862
(5,000 ACRES)

LOT 29
N.C.B. 17862
(5,000 ACRES)

LOT 30
N.C.B. 17862
(5,000 ACRES)

LOT 31
N.C.B. 17862
(5,000 ACRES)

LOT 32
N.C.B. 17862
(5,000 ACRES)

LOT 33
N.C.B. 17862
(5,000 ACRES)

LOT 34
N.C.B. 17862
(5,000 ACRES)

LOT 35
N.C.B. 17862
(5,000 ACRES)

LOT 36
N.C.B. 17862
(5,000 ACRES)

LOT 37
N.C.B. 17862
(5,000 ACRES)

LOT 38
N.C.B. 17862
(5,000 ACRES)

LOT 39
N.C.B. 17862
(5,000 ACRES)

LOT 40
N.C.B. 17862
(5,000 ACRES)

LOT 41
N.C.B. 17862
(5,000 ACRES)

LOT 42
N.C.B. 17862
(5,000 ACRES)

LOT 43
N.C.B. 17862
(5,000 ACRES)

LOT 44
N.C.B. 17862
(5,000 ACRES)

LOT 45
N.C.B. 17862
(5,000 ACRES)

LOT 46
N.C.B. 17862
(5,000 ACRES)

LOT 47
N.C.B. 17862
(5,000 ACRES)

LOT 48
N.C.B. 17862
(5,000 ACRES)

LOT 49
N.C.B. 17862
(5,000 ACRES)

LOT 50
N.C.B. 17862
(5,000 ACRES)

LOT 51
N.C.B. 17862
(5,000 ACRES)

LOT 52
N.C.B. 17862
(5,000 ACRES)

LOT 53
N.C.B. 17862
(5,000 ACRES)

LOT 54
N.C.B. 17862
(5,000 ACRES)

NOTES:
1. IRON PINS (1/2") FOUND AT ALL CORNERS, EXCEPT AS OTHERWISE NOTED.
2. BEARINGS ARE BASED ON NAD 83 (1983) STATE PLANE GRID COORDINATE SYSTEM.

PRIVATE ROAD
(10' ROW)
VOLUME 1274, PAGE 533

TURNER, THOMAS E. IV & CHRISTINE
LOT 22, N.C.B. 17862
(VOLUME 1295, PAGE 1524)

LUNA, RAHLENE & ROBERT G.
PORTION OF LOT 24, N.C.B. 17862
(VOLUME 1254, PAGE 2332)

SOLINSKI, ROBERT & LOIS J.
PORTION OF LOT 24, N.C.B. 17862
(VOLUME 1423, PAGE 353)

CADILLAC DRIVE
(10' ROW)

LOT 54
N.C.B. 17862
(2,815 ACRES)

LOT 52
N.C.B. 17862
(2,185 ACRES)

LOT 50
N.C.B. 17862
(2,185 ACRES)

LOT 48
N.C.B. 17862
(2,185 ACRES)

LOT 46
N.C.B. 17862
(2,185 ACRES)

LOT 44
N.C.B. 17862
(2,185 ACRES)

LOT 42
N.C.B. 17862
(2,185 ACRES)

LOT 40
N.C.B. 17862
(2,185 ACRES)

LOT 38
N.C.B. 17862
(2,185 ACRES)

LOT 36
N.C.B. 17862
(2,185 ACRES)

LOT 34
N.C.B. 17862
(2,185 ACRES)

LOT 32
N.C.B. 17862
(2,185 ACRES)

LOT 30
N.C.B. 17862
(2,185 ACRES)

LOT 28
N.C.B. 17862
(2,185 ACRES)

LOT 26
N.C.B. 17862
(2,185 ACRES)

LOT 24
N.C.B. 17862
(2,185 ACRES)

LOT 22
N.C.B. 17862
(2,185 ACRES)

LOT 20
N.C.B. 17862
(2,185 ACRES)

LOT 18
N.C.B. 17862
(2,185 ACRES)

LOT 16
N.C.B. 17862
(2,185 ACRES)

LOT 14
N.C.B. 17862
(2,185 ACRES)

LOT 12
N.C.B. 17862
(2,185 ACRES)

LOT 10
N.C.B. 17862
(2,185 ACRES)

LOT 8
N.C.B. 17862
(2,185 ACRES)

LOT 6
N.C.B. 17862
(2,185 ACRES)

LOT 4
N.C.B. 17862
(2,185 ACRES)

LOT 2
N.C.B. 17862
(2,185 ACRES)

DEVELOPER/OWNER:
JAMES C. BIGGS
14794 CADILLAC DRIVE
SAN ANTONIO, TEXAS 78248
PHONE: (210) 493-9733

STATE OF TEXAS
COUNTY OF BEAR

NOTARY PUBLIC
BEAR COUNTY, TEXAS

THIS PLAN WAS FILED FOR RECORD IN MY OFFICE ON THE _____ DAY OF _____ A.D. _____

AT _____ M. IN THE RECORDS OF _____ OF SAN ANTONIO, TEXAS

VOLUME _____ ON PAGE _____

IN TESTIMONY WHEREOF, I HAVE SET MY HAND AND OFFICIAL SEAL OF OFFICE, THIS _____ DAY OF _____ A.D. _____

NOTARY PUBLIC
BEAR COUNTY, TEXAS

COUNTY CLERK, BEAR COUNTY, TEXAS

BY _____

DEPUTY

DEPUTY

DEPUTY

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PLAT NO. 080094

REPLAT ESTABLISHING

SHEARER OAKS SUBDIVISION

ESTABLISHING LOT 52 AND 53, N.C.B. 17862, OUT OF LOT 23, N.C.B. 17862, SHEARER OAKS SUBDIVISION, BEAR COUNTY, TEXAS.

THIS PLAN OF SHEARER OAKS SUBDIVISION HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, AND IS HEREBY APPROVED BY SAID COMMISSION.

DATED THIS _____ DAY OF _____ A.D. 20 _____

BY _____ CHAIRMAN

BY _____ SECRETARY

STATE OF TEXAS
COUNTY OF BEAR

REGISTERED PROFESSIONAL ENGINEER

I HEREBY CERTIFY THAT THE ABOVE PLAN CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE SAN ANTONIO PLANNING COMMISSION AND IS IN ACCORDANCE WITH THE PLANNING COMMISSION'S DECISION.

STATE OF TEXAS
COUNTY OF BEAR

NOTARY PUBLIC
BEAR COUNTY, TEXAS

THIS PLAN WAS FILED FOR RECORD IN MY OFFICE ON THE _____ DAY OF _____ A.D. _____

AT _____ M. IN THE RECORDS OF _____ OF SAN ANTONIO, TEXAS

VOLUME _____ ON PAGE _____

IN TESTIMONY WHEREOF, I HAVE SET MY HAND AND OFFICIAL SEAL OF OFFICE, THIS _____ DAY OF _____ A.D. _____

NOTARY PUBLIC
BEAR COUNTY, TEXAS

COUNTY CLERK, BEAR COUNTY, TEXAS

BY _____

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**PLANNING COMMISSION
PLANNED UNIT DEVELOPMENT**

AGENDA ITEM NO: 5B/7 June 11, 2008

THRESHOLD RANCH SUBDIVISION
SUBDIVISION NAME

PUD 07-012
PLAN #

COUNCIL DISTRICT: Outside San Antonio City Limits

FERGUSON MAP GRID: 446 C-1

OWNER: Threshold Ranch, L.P. by Robert Bruce

ENGINEER: Briones Consulting & Engineering, LTD. by David Beales, P.E.

CASE MANAGER: Richard Carrizales, Sr. Engineering Technician (207-8050)

Location: North of the intersection of Bridlewood Trail and Boerne Stage Road

Land Use: PUD, Planned Unit Development
Single Family Residential and Commercial

Plan is not associated with a Master Development Plan.

APPLICANT'S PROPOSAL:

- 51 Single family lots, 3 non-residential lot and 4 commercial lots.
- Approximately 4,720 linear feet of private streets.
- Open space ratio 76.99%
- Is not within 200 ft. of a Neighborhood Association, Community, or Perimeter Plan.

CONDITIONS:


The dedicatory instrument(s) (Legal Instrument) must be approved by the City Attorney as to legal form prior to any plat recordation and shall be recorded at the same time as the plat. UDC 35-344(i)

STAFF RECOMMENDATION:

Approval

BRIONES
CONSULTING & ENGINEERING LTD.

8116 BROADWAY
SAN ANTONIO, TX 78209
(210) 828-1431 fax
(210) 828-1431



DATE: 01-31-07
JOB No. 2007-0
1 SHEET OF 1

DEVELOPMENT SERVICES
RECEIVED

20 PM 4:06

TYPICAL	(NOT TO GROSS IN NET)
100	100
200	200
300	300
400	400
500	500
600	600
700	700
800	800
900	900
1000	1000
1100	1100
1200	1200
1300	1300
1400	1400
1500	1500
1600	1600
1700	1700
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2300	2300
2400	2400
2500	2500
2600	2600
2700	2700
2800	2800
2900	2900
3000	3000
3100	3100
3200	3200
3300	3300
3400	3400
3500	3500
3600	3600
3700	3700
3800	3800
3900	3900
4000	4000
4100	4100
4200	4200
4300	4300
4400	4400
4500	4500
4600	4600
4700	4700
4800	4800
4900	4900
5000	5000
5100	5100
5200	5200
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5400	5400
5500	5500
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5700	5700
5800	5800
5900	5900
6000	6000
6100	6100
6200	6200
6300	6300
6400	6400
6500	6500
6600	6600
6700	6700
6800	6800
6900	6900
7000	7000
7100	7100
7200	7200
7300	7300
7400	7400
7500	7500
7600	7600
7700	7700
7800	7800
7900	7900
8000	8000
8100	8100
8200	8200
8300	8300
8400	8400
8500	8500
8600	8600
8700	8700
8800	8800
8900	8900
9000	9000
9100	9100
9200	9200
9300	9300
9400	9400
9500	9500
9600	9600
9700	9700
9800	9800
9900	9900
10000	10000

THIS PLANNED UNIT DEVELOPMENT (P.U.D.) PLAN OF THRESHOLD RANCH SUBDIVISION, P.U.D. HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, AND IS HEREBY APPROVED BY SUCH COMMISSION.

Y OF _____ A.D. 70 _____
 _____ CHAIRMAN _____
 _____ SECRETARY _____

PUD PLAN NO. 07-012

NOTES:
1.) BEARINGS SHOWN HEREON ARE REFERENCED TO 43.8 ACRE TRACT
RECORDED IN VOLUME 5941, PAGE 1328, OF THE BEAR COUNTY
DEED RECORDS.
2.) PARKING WILL BE PROHIBITED ON ALL PRIVATE STREETS.

LEGEND

- DEED & PLAT RECORDS
- DEED RECORDS
- CLEAR RECORDS

- * ELECTRIC, GAS, TELEPHONE, CABLE T.V. EASEMENT
- * FOUND IRON ROD
- * VEHICULAR NON-ACCESS EASEMENT

ADVANTAGE PROPERTY OWNERS:	SEE PLAN	
EA.B.Z.	ADJACENT PROPERTY IS NOT LOCATED OVER THE EDWARDS' ADJACENT ZONE.	
STREET:	THE STREET WILL BE A PRIVATE ACCESS LANE. APPROXIMATELY (3.140 ACRES)	
GATED STATUS:	THE SUBDIVISION WILL BE GATED.	
NUMBER OF PHASES:	THE SUBDIVISION WILL BE DEVELOPED IN ONE PHASE.	
BASIS OF BEARING:	THE BASIS OF BEARING IS N44.03 E, TEXAS SOUTH CENTRAL ZONE USING U.S. SURVEY FEET.	
PROPERTY ZONING:	THE PROPERTY IS OUT OF THE CITY LIMITS.	
TOTAL PROPERTY ACREAGE:	50.893 ACRES	
TOTAL NUMBER OF LOTS:	51 RESIDENTIAL LOTS (LOTS 1-4, BLOCK 3) 2 NON-RESIDENTIAL LOTS	
PAVED SQUARE FOOTAGE:	1 PARK W/IN AMUNITIES (LOT 1, BLOCK 4) 37,212 S.F.	
TOTAL AREA OF OPEN SPACE:	1,710,277.51 sq.ft. (39.26 AC)	76.99%
CALCULATIONS:		
DENSITY:	55 LOTS / 50.893 ACRES = 0.83 LOTS PER ACRE	
PARK DEDICATION:	51 LOTS / 70 = 0.73 ACRE	

SUBDIVISION NAME: THRESHOLD RANCH SUBDIVISION, P.A.D.
CITY PLAN ID NUMBER: 07-02
OWNER/DEVELOPER:
ADDRESS: THRESHOLD RANCH,
BOHME, TEXAS 76080
DESIGNER/ENGINEER:
BROOKS CONSULTING & ENGINEERING LTD.,
2111 BROADWAY,
SAN ANTONIO, TX 78209

LEGAL: Being a 50.03± acre tract out of the 100.00± acre containing of 43.8 acre part of Sect. 16, T. 12N, County Bexar 4680, Bexar County, Texas, as shown on the plat of said land, recorded in Public Record No. 1328 of the Public Record Books of Bexar County, Texas, and 23.25± acre out of 43.25± acre of land, being all or part of Section 16, T. 12N, R. 1E, S. 35E, Bexar County, Texas, as shown on the plat of said land, recorded in Public Record No. 1931 of the Public Record Books of Bexar County, Texas.

PROPOSED LAND USE:
FLOOD PLAIN:

THE PROPOSED LAND USE IS RESIDENTIAL AND COMMERCIAL IN NATURE AND THERE IS NO FLOOD PLAIN ON THE PROPERTY.

A hand-drawn map showing the location of the "BOMB SITE". The site is located near the intersection of Highway 97 and Highway 100. The map includes labels for "Hwy 97", "Hwy 100", "Sagehen Creek", "Moose Lake", and "Moose River". A north arrow points towards the top right.

LOCATION MAP
NOT TO SCALE

ENTRANCE STREET SECTION

TYPICAL STREET SECTION

TYPICAL STREET SECTION

[illegible]ISLAND DETAIL
STREET SECTION

ENTRANCE -



NORTH
GRAPHIC SCALE

UTILITY PROVIDERS:

ELECTRIC: CITY PUBLIC SERVICE

TELEPHONE: GUADALUPE VALLEY
TELEPHONE COOPERATIVE

WATER: THRESHOLD RANCH/BOERNE STAGE
FIELD WATER SUPPLY SYSTEM

THIS PLANNED UNIT DEVELOPMENT (P.U.D.) PLAN OF THRESHOLD RANCH SUBDIVISION, P.U.D. HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, AND IS HEREBY APPROVED BY SUCH COMMISSION.

PLANNING COMMISSION
PLANNED UNIT DEVELOPMENT
AGENDA ITEM NO: 5C/8 June 11, 2008

KINDER NORTHEAST PUD
PUD PLAN NAME

PUD 08-004
PLAN #

COUNCIL DISTRICT: Outside San Antonio City Limits

FERGUSON MAP GRID: 451 C-1

OWNER: SA Kinder Ranch No. 1, Ltd., by Lloyd A. Denton, Jr.

ENGINEER: Pape-Dawson Engineers, Inc., by Caleb Chance, P.E.

CASE MANAGER: Elizabeth Adams, Planner (207-7912)

Location: West of Bulverde Road, south of Obst Road

Land Use: PUD, Planned Unit Development
Single Family Residential

Plan is associated with:

MDP/POADP 824, Kinder Ranch MDP was accepted on June 30, 2005.

APPLICANT'S PROPOSAL:

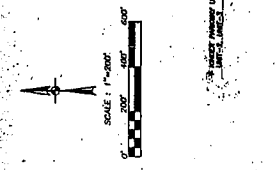
- 631 single family lots and 23 non-residential lots.
- Approximately 29,560 feet of private streets and 5,455 feet of public streets.
- Open space ratio 60.82%
- The plan is not within 200 feet of a registered Neighborhood Association and is not associated with a Neighborhood, Community or Perimeter Plan.

CONDITIONS:

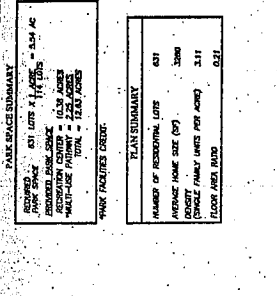
The dedicatory instrument(s) (Legal Instrument) must be approved by the City Attorney as to legal form prior to any plat recordation and shall be recorded at the same time as the plat. UDC 35-344(i)

STAFF RECOMMENDATION:

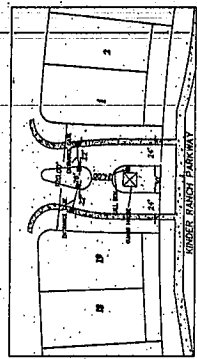
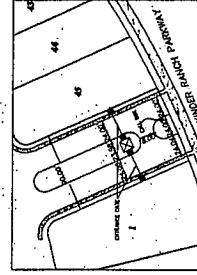
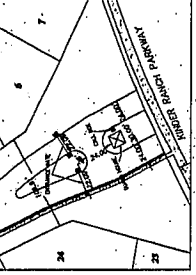
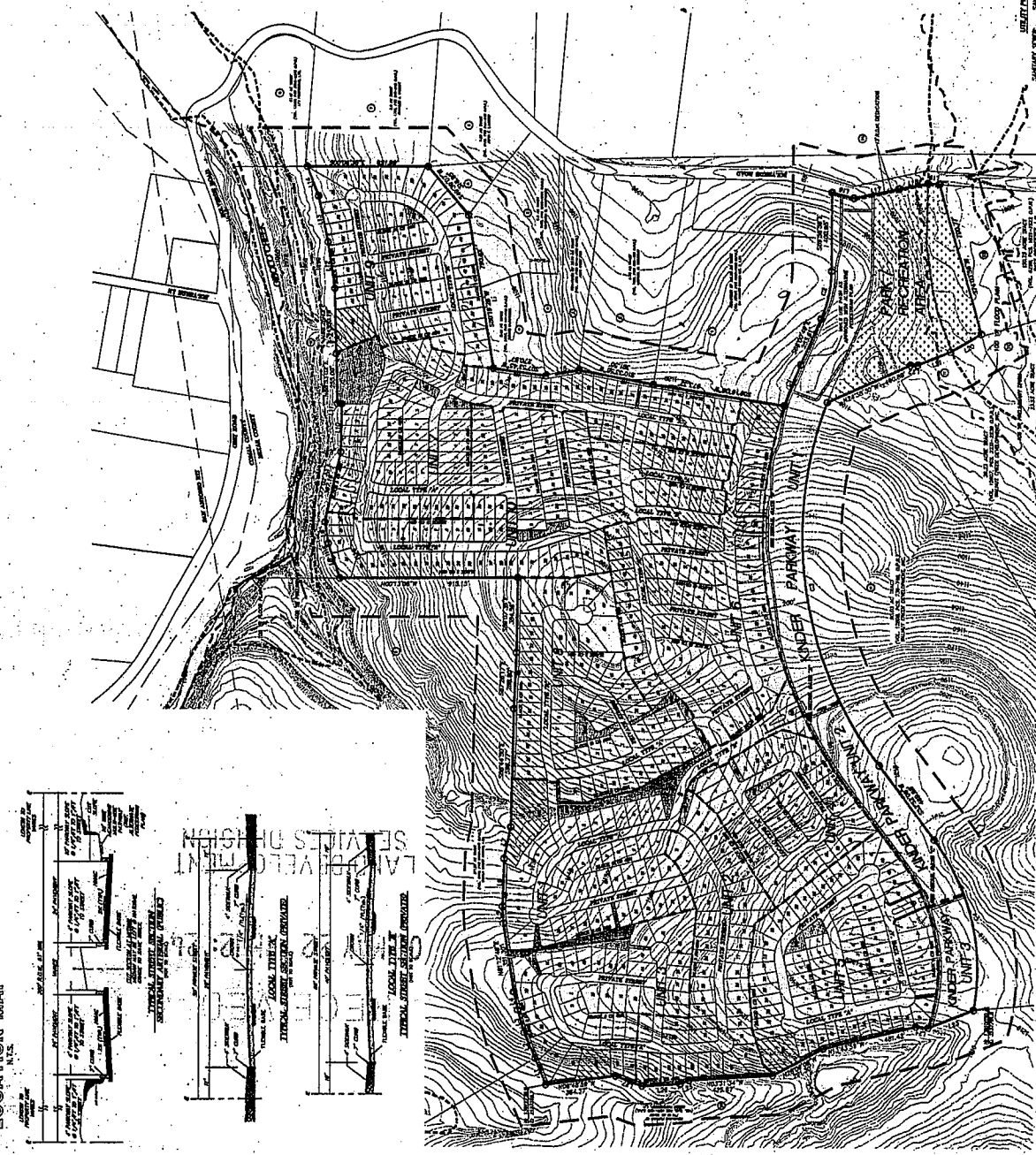
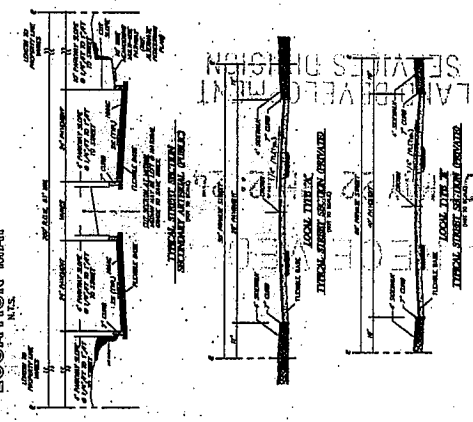
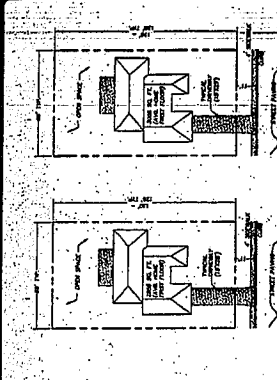
Approval



AQUATIC & TERRESTRIAL RESOURCES THREATS									
UNIT	LAND USE	ESTIMATED RISK RATING	NUMBER OF SPECIES AT RISK	BIODIVERSITY INDEX	WILDLIFE # SPECIES AT RISK	WILDLIFE # SPECIES AT RISK	WILDLIFE # SPECIES AT RISK	WILDLIFE # SPECIES AT RISK	WILDLIFE # SPECIES AT RISK
1	WETLAND / FRESHWATER	JUNE 1, 2000	1232	46	3.67	3.68	10.13	42.36	10.13
2	WETLAND / FRESHWATER	JUNE 1, 2000	1120	44	3.58	3.59	7.28	46.40	7.28
3	WETLAND / FRESHWATER	JUNE 1, 2000	1000	36	3.49	3.50	6.38	45.42	6.38
4	WETLAND / FRESHWATER	JUNE 1, 2000	1000	36	3.49	3.50	6.38	45.42	6.38
5	WETLAND / FRESHWATER	JUNE 1, 2000	1000	36	3.49	3.50	6.38	45.42	6.38
6	WETLAND / FRESHWATER	JUNE 1, 2000	1000	36	3.49	3.50	6.38	45.42	6.38
7	WETLAND / FRESHWATER	JUNE 1, 2000	1000	36	3.49	3.50	6.38	45.42	6.38
8	WETLAND / FRESHWATER	JUNE 1, 2000	1000	36	3.49	3.50	6.38	45.42	6.38
9	WETLAND / FRESHWATER	JUNE 1, 2000	1000	36	3.49	3.50	6.38	45.42	6.38
10	WETLAND / FRESHWATER	JUNE 1, 2000	1000	36	3.49	3.50	6.38	45.42	6.38
11	WETLAND / FRESHWATER	JUNE 1, 2000	1000	36	3.49	3.50	6.38	45.42	6.38
12	WETLAND / FRESHWATER	JUNE 1, 2000	1000	36	3.49	3.50	6.38	45.42	6.38
13	WETLAND / FRESHWATER	JUNE 1, 2000	1000	36	3.49	3.50	6.38	45.42	6.38
14	WETLAND / FRESHWATER	JUNE 1, 2000	1000	36	3.49	3.50	6.38	45.42	6.38
15	WETLAND / FRESHWATER	JUNE 1, 2000	1000	36	3.49	3.50	6.38	45.42	6.38
16	WETLAND / FRESHWATER	JUNE 1, 2000	1000	36	3.49	3.50	6.38	45.42	6.38
17	WETLAND / FRESHWATER	JUNE 1, 2000	1000	36	3.49	3.50	6.38	45.42	6.38
18	WETLAND / FRESHWATER	JUNE 1, 2000	1000	36	3.49	3.50	6.38	45.42	6.38
19	WETLAND / FRESHWATER	JUNE 1, 2000	1000	36	3.49	3.50	6.38	45.42	6.38
20	WETLAND / FRESHWATER	JUNE 1, 2000	1000	36	3.49	3.50	6.38	45.42	6.38
21	WETLAND / FRESHWATER	JUNE 1, 2000	1000	36	3.49	3.50	6.38	45.42	6.38
22	WETLAND / FRESHWATER	JUNE 1, 2000	1000	36	3.49	3.50	6.38	45.42	6.38
23	WETLAND / FRESHWATER	JUNE 1, 2000	1000	36	3.49	3.50	6.38	45.42	6.38
24	WETLAND / FRESHWATER	JUNE 1, 2000	1000	36	3.49	3.50	6.38	45.42	6.38
25	WETLAND / FRESHWATER	JUNE 1, 2000	1000	36	3.49	3.50	6.38	45.42	6.38
26	WETLAND / FRESHWATER	JUNE 1, 2000	1000	36	3.49	3.50	6.38	45.42	6.38
27	WETLAND / FRESHWATER	JUNE 1, 2000	1000	36	3.49	3.50	6.38	45.42	6.38
28	WETLAND / FRESHWATER	JUNE 1, 2000	1000	36	3.49	3.50	6.38	45.42	6.38
29	WETLAND / FRESHWATER	JUNE 1, 2000	1000	36	3.49	3.50	6.38	45.42	6.38
30	WETLAND / FRESHWATER	JUNE 1, 2000	1000	36	3.49	3.50	6.38	45.42	6.38
31	WETLAND / FRESHWATER	JUNE 1, 2000	1000	36	3.49	3.50	6.38	45.42	6.38
32	WETLAND / FRESHWATER	JUNE 1, 2000	1000	36	3.49	3.50	6.38	45.42	6.38
33	WETLAND / FRESHWATER	JUNE 1, 2000	1000	36	3.49	3.50	6.38	45.42	6.38
34	WETLAND / FRESHWATER	JUNE 1, 2000	1000	36	3.49	3.50	6.38	45.42	6.38
35	WETLAND / FRESHWATER	JUNE 1, 2000	1000	36	3.49	3.50	6.38	45.42	6.38
36	WETLAND / FRESHWATER	JUNE 1, 2000	1000	36	3.49	3.50	6.38	45.42	6.38
37	WETLAND / FRESHWATER	JUNE 1, 2000	1000	36	3.49	3.50	6.38	45.42	6.38
38	WETLAND / FRESHWATER	JUNE 1, 2000	1000	36	3.49	3.50	6.38	45.42	6.38
39	WETLAND / FRESHWATER	JUNE 1, 2000	1000	36	3.49	3.50	6.38	45.42	6.38
40	WETLAND / FRESHWATER	JUNE 1, 2000	1000	36	3.49	3.50	6.38	45.42	6.38
41	WETLAND / FRESHWATER	JUNE 1, 2000	1000	36	3.49	3.50	6.38	45.42	6.38
42	WETLAND / FRESHWATER	JUNE 1, 2000	1000	36	3.49	3.50	6.38	45.42	6.38
43	WETLAND / FRESHWATER	JUNE 1, 2000	1000	36	3.49	3.50	6.38	45.42	6.38
44	WETLAND / FRESHWATER	JUNE 1, 2000	1000	36	3.49	3.50	6.38	45.42	6.38
45	WETLAND / FRESHWATER	JUNE 1, 2000	1000	36	3.49	3.50	6.38	45.42	6.38
46	WETLAND / FRESHWATER	JUNE 1, 2000	1000	36	3.49	3.50	6.38	45.42	6.38
47	WETLAND / FRESHWATER	JUNE 1, 2000	1000	36	3.49	3.50	6.38	45.42	6.38
48	WETLAND / FRESHWATER	JUNE 1, 2000	1000	36	3.49	3.50	6.38	45.42	6.38
49	WETLAND / FRESHWATER	JUNE 1, 2000	1000	36	3.49	3.50	6.38	45.42	6.38
50	WETLAND / FRESHWATER	JUNE 1, 2000	1000	36	3.49	3.50	6.38	45.42	6.38
51	WETLAND / FRESHWATER	JUNE 1, 2000	1000	36	3.49	3.50	6.38	45.42	6.38
52	WETLAND / FRESHWATER	JUNE 1, 2000	1000	36	3.49	3.50	6.38	45.42	6.38
53	WETLAND / FRESHWATER	JUNE 1, 2000	1000	36	3.49	3.50	6.38	45.42	6.38
54	WETLAND / FRESHWATER	JUNE 1, 2000	1000	36	3.49	3.50	6.38	45.42	6.38
55	WETLAND / FRESHWATER	JUNE 1, 2000	1000	36	3.49	3.50	6.38	45.42	6.38
56	WETLAND / FRESHWATER	JUNE 1, 2000	1000	36	3.49	3.50	6.38	45.42	6.38
57	WETLAND / FRESHWATER	JUNE 1, 2000	1000	36	3.49	3.50	6.38	45.42	6.38
58	WETLAND / FRESHWATER	JUNE 1, 2000	1000	36	3.49	3.50	6.38	45.42	6.38
59	WETLAND / FRESHWATER	JUNE 1, 2000	1000	36	3.49	3.50	6.38	45.42	6.38
60	WETLAND / FRESHWATER	JUNE 1, 2000	1000	36	3.49	3.50	6.38	45.42	6.38
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63	WETLAND / FRESHWATER	JUNE 1, 2000	1000	36	3.49	3.50	6.38	45.42	6.38
64	WETLAND / FRESHWATER	JUNE 1, 2000	1000	36	3.49	3.50	6.38	45.42	6.38
65	WETLAND / FRESHWATER	JUNE 1, 2000	1000	36	3.49	3.50	6.38	45.42	6.38
66	WETLAND / FRESHWATER	JUNE 1, 2000	1000	36	3.49	3.50	6.38	45.42	6.38
67	WETLAND / FRESHWATER	JUNE 1, 2000	1000	36	3.49	3.50	6.38	45.42	6.38
68	WETLAND / FRESHWATER	JUNE 1, 2000	1000	36	3.49	3.50	6.38	45.42	6.38
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80	WETLAND / FRESHWATER	JUNE 1, 2000	1000	36	3.49	3.50	6.38	45.42	6.38
81	WETLAND / FRESHWATER	JUNE 1, 2000	1000	36	3.49	3.50	6.38	45.42	6.38
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93	WETLAND / FRESHWATER	JUNE 1, 2000	1000	36	3.49	3.50	6.38	45.42	6.38
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99	WETLAND / FRESHWATER	JUNE 1, 2000	1000	36	3.49	3.50	6.38	45.42	6.38
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101	WETLAND / FRESHWATER	JUNE 1, 2000	1000	36	3.49	3.50	6.38	45.42	6.38
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103	WETLAND / FRESHWATER	JUNE 1, 2000	1000	36	3.49	3.50	6.38	45.42	6.38
104	WETLAND / FRESHWATER	JUNE 1, 2000	1000	36	3.49	3.50	6.38	45.42	6.38
105	WETLAND / FRESHWATER	JUNE 1, 2000	1000	36	3.49	3.50	6.38	45.42	6.38
106	WETLAND / FRESHWATER	JUNE 1, 2000	1000	36	3.49	3.50	6.38	45.42	6.38
107	WETLAND / FRESHWATER	JUNE 1, 2000	1000	36	3.49	3.50	6.38	45.42	6.38
108	WETLAND / FRESHWATER	JUNE 1, 2000	1000	36	3.49	3.50	6.38	45.42	6.3



LAND USE TABLE		AREA (AC)
LAND USE		
SINGLE FAMILY RESIDENTIAL		158.48
PUBLIC PARK		21.48
RECREATION/PARK SPACE/ MULTI-USE PARKING		10.38
OFFICE/RETAIL/INDUSTRIAL		12.18
TOTALS		202.92



LEGEND

[illegible]

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**KINDER NORTHEAST
PLANNED UNIT DEVELOPMENT**

08-004 _____
J. JAMES COMBES
ATLANTA

PAPE-DAWSON ENGINEERS

CAPE-DAWSON ENGINEERS

CHURCHNAME _____ DATE _____
SECRETARY _____ DATE _____

and Date Received _____
Date Received _____
Date Received _____

PREPARATION DATE: DECEMBER 2007

JOB NO. 2007-05

RECORDABLE TELEPHONE

SALARIES AND BENEFITS

CITY PUBLIC WORKS

NEW ANTONIO WATER SYSTEM

THE BROWNE CARE

QUALCOMM VALLEY TELEPHONE CO-OP

[illegible]

100-443487-1, 11
ALL INFORMATION CONTAINED
HEREIN IS UNCLASSIFIED
DATE 03-28-2001 BY 60322
UCBAW

1974

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and the jump table assembly sequence, if not using any tables.

100

PLANNING COMMISSION
PUBLIC HEARING AND CONSIDERATION OF A REPLAT
AND SUBDIVISION PLAT

AGENDA ITEM NO: 50/9 June 11, 2008

VANCE JACKSON AT
THE RIM, PHASE III
SUBDIVISION NAME

MAJOR PLAT

070554
PLAT #

COUNCIL DISTRICT: 8

FERGUSON MAP GRID: 514 D-4

OWNER: Fourth Quarter Properties LXV, L.P., by Robert Bergmann

ENGINEER: Pape-Dawson Engineers, Inc., by Song Tan, P.E.

CASE MANAGER: Elizabeth Adams, Planner (207-7912)

Date filed with Planning Commission: June 11, 2008

Location: Extension of Vance Jackson from Loop 1604 to Rim Pass

Services Available: SAWS Water and Sewer

Zoning: MPCD Master Planned Community District
ERZD Edwards Recharge Zone District
GC-1 Hill Country Gateway Corridor District

Plat is in accordance with:

MDP 237D, La Cantera (The Rim) was accepted on May 12, 2006.

MDP 237E, The Rim MPCD, approval pending.

Proposed Use: R.O.W.

Major Thoroughfare: Loop 1604 is a freeway.

APPLICANT'S PROPOSAL:

To replat and plat **12.64** acres consisting of **2** non-single family lots and **4,756** linear feet of public streets.

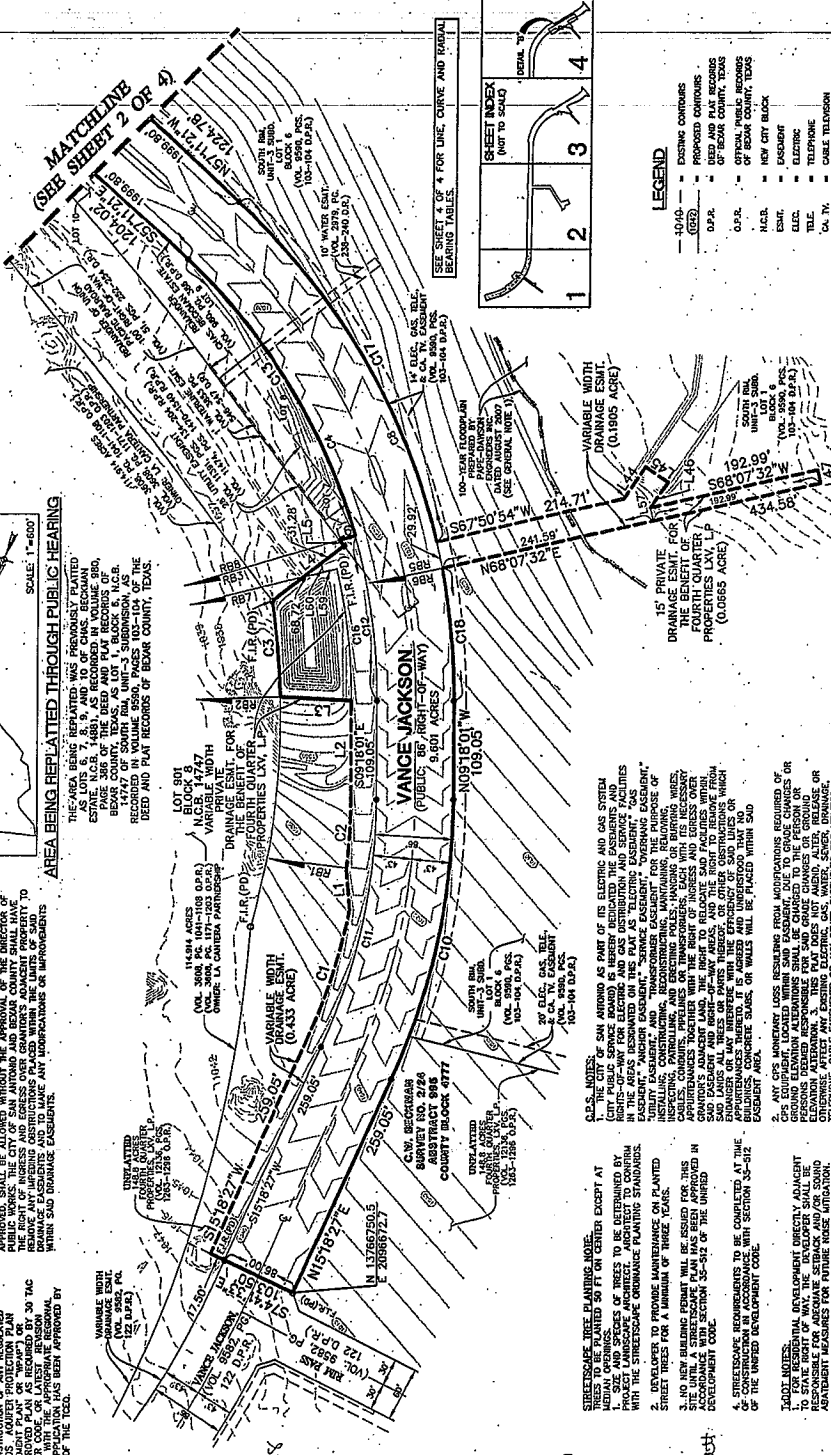
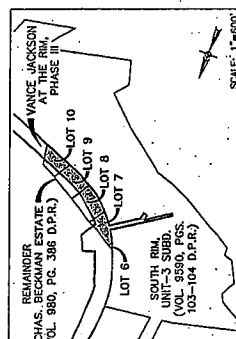
DISCUSSION:

The Department of Development Services has cited: Section 35-506 (d) (2) of the UDC regarding Vertical Curvature. The applicant's engineer has submitted a request for administrative exception to the requirement. The Development Services Director has granted the administrative exception as indicated in the attached report.

This plat lies within the Edwards Recharge Zone District and has been reviewed by the Aquifer Protection and Evaluation Section of the San Antonio Water Systems, as indicated in the attached report. No significant recharge features were observed on this site. This plat meets all of the requirements for development over the recharge zone.

STAFF RECOMMENDATION:

Approval



**PAPE-DAWSON
ENGINEERS**

**REPLAT AND SUBDIVISION PLAT
ESTABLISHING**

VANCE JACKSON AT THE RIM, PHASE III

STATE OF TEXAS
COUNTY OF BROWARD

I, _____, COUNTY CLERK OF BROWARD COUNTY,
DO HEREBY CERTIFY THAT THE PLAT WAS FILED FOR RECORD IN MY OFFICE ON THE
____ DAY OF _____ A.D. _____ A.M. _____ AND WAS RECORDED
IN THE _____ PLAT BOOK OF _____ IN PAGE _____
PLAT RECORDS OF BROWARD COUNTY IN BROWARD COUNTY, FLORIDA.
IN WITNESS WHEREOF, I HAVE AFFIXED MY HAND AND OFFICIAL SEAL OF OFFICE, THIS
____ DAY OF _____ A.D. _____

SHEET 1 OF 4

[illegible]

1. NUCLEI - IRON ROOS WITH YELLOW CAP STAMPED "FACE-AWNSHAW" SET AT CORNERS UNLESS OTHERWISE NOTED.

2. COORDINATES - AMERICAN DATUM OF 1983 (COORDS 1983) DISPLAYED IN TWO VALUES DERIVED FROM NOS COORDINATE COMS.

3. DIMENSIONS SHOWN ARE SURFACE.

4. BEARINGS ARE BASED ON THE NORTH AMERICAN MAGNETIC NORTH.

5. COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE.

6. THE ADJACENT SOUTH CENTRAL EDWARDS RECHARGE ZONE DEVELOPMENT WHICH THIS SUBMISSION IS SUBJECT TO. THE ADJACENT NORTH CENTRAL EDWARDS RECHARGE ZONE, OTHER CO-EMITTED ADJACENT RECHARGE ZONE AND WATERBED PROTECTION, OR LATEST RECHARGE THOUGHT, NO PERSONS ARE TO BE ALLOWED TO ENTER THE ADJACENT RECHARGE ZONE WITHOUT AN EDWARDS ADJACENT PROTECTION PLAN APPROVED BY THE DOWNSIDE OFFICE.

7. THE ADJACENT NORTH CENTRAL EDWARDS RECHARGE ZONE IS TO BE PROTECTED BY A DOWNSIDE OFFICE, TO 20 TA 21.55 OF THE TEXAS WATER CODE, OR LATEST RECHARGE THOUGHT, NO PERSONS ARE TO BE ALLOWED TO ENTER THE ADJACENT RECHARGE ZONE WITHOUT AN EDWARDS ADJACENT PROTECTION PLAN APPROVED BY THE DOWNSIDE OFFICE, AND THE APPLICATION HAS BEEN APPROVED BY THE DOWNSIDE OFFICE.

[illegible][illegible][illegible]

STATE OF California
COUNTY OF Orange
THE AREA BEING RELEVATED WAS PREVIOUSLY IN
UNIT-3, WHICH IS RECORDED IN VOLUME 2580,
PAGE 12, OF THE RECORDS OF SAGUO COUNTY,
AND WAS OWNED BY JAMES MONTGOMERY SHOWN ON THE
RECORDS OF SAGUO COUNTY. THE AREA WAS
RESTRICTED. FURTHER, CERTIFY THAT THE
RELEVATION OF THE AREA TO THE COUNTY OF
SAGUO IS IN ACCORDANCE WITH THE
RESIDUAL USE BY NOTATION ON THE LAST
PAGE OF THE RELEVATION RECORD.
BY THE TENANT RECORDED RESTRICTIONS APPLY.

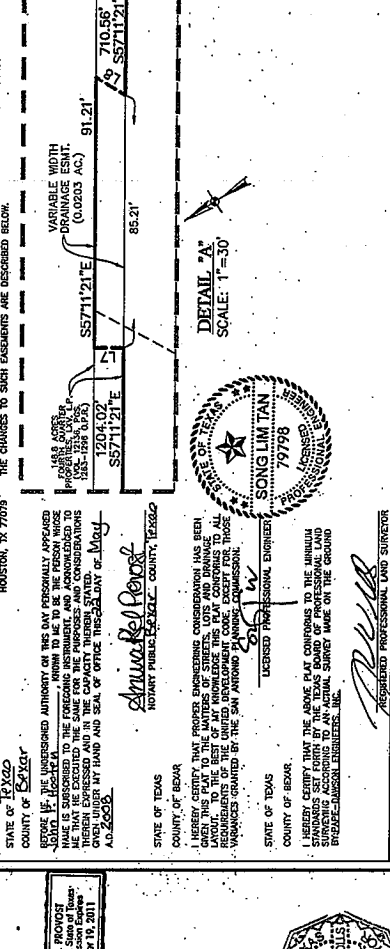
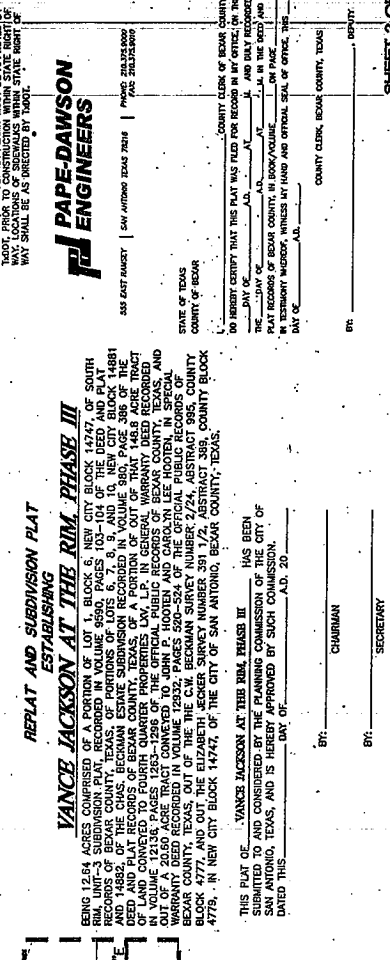
[Signature]
COUNTY CLERK, AUTHORIZED AGENT

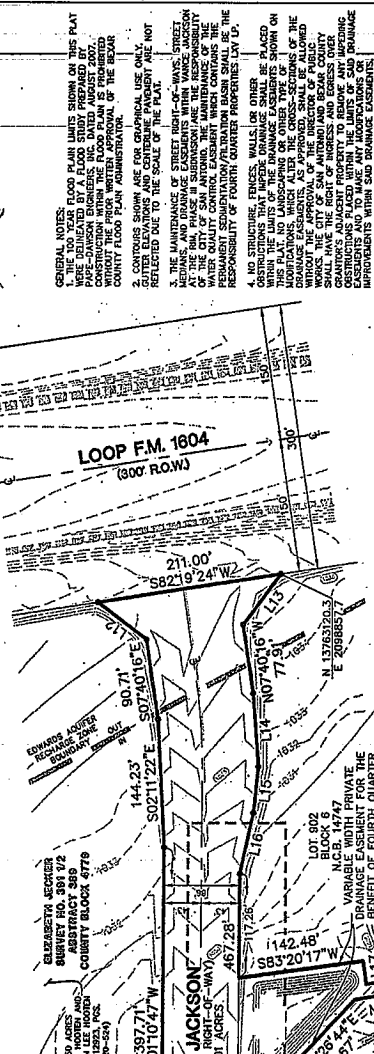
SENT BY AIR COURIER BEFORE ME THIS 18TH
DAY OF JANUARY, 1981, BY THE STATE OF
CALIFORNIA, FOR THE STATE OF
SAGUO, CALIFORNIA. EXPIRES: 2/1/2011

[illegible][illegible][illegible][illegible][illegible][illegible]

THIS PLAT OF WINCE JACKSON, WAS SUBMITTED TO AND CONSIDERED BY THE COMMISSIONERS OF THE LAND OFFICE OF THE STATE OF TEXAS, AT SAN ANTONIO, TEXAS, AND IS HEREBY APPROVED AND DATED THIS 11TH DAY OF MARCH, 1891.

[illegible][illegible]





NOTES:

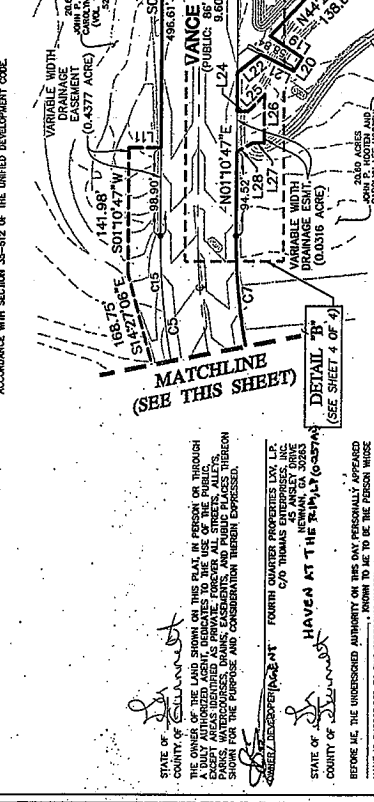
1. FOR RESIDENTIAL DEVELOPMENT, DIRECTLY ADJACENT TO THE EXISTING DRAINAGE SYSTEM, THE DEVELOPER SHALL BE RESPONSIBLE FOR ACQUIRING SETBACK AND/OR SOUND ATTENUATION MEASURES FOR FUTURE HOUSE MITIGATION.

2. OWNER/DEVELOPER IS RESPONSIBLE FOR PREVENTING A ADVERSE IMPACT TO THE EXISTING DRAINAGE SYSTEM WITH THE HIGHWAY RIGHT OF WAY.

3. MAJORITY ACCESS POINTS TO STATE HIGHWAY FROM PRIVATE PROPERTIES ADJACENT TO STATE HIGHWAYS ARE NOT ELIGIBLE FOR ACCESS DRIVeways TO STATE HIGHWAYS. PROPERTY IS ELIGIBLE FOR A MAJORITY COMBINED WITH A MAJORITY ACCESS DRIVeway TO THE OVERALL STATE HIGHWAY FRONTAGE OF 250'. IF SO MUCH AS ARE REQUIRED BY APPROPRIATELY MAINTENANCE, A SHOWPLAN PERMIT MUST BE APPROVED BY THE STATE OF CALIFORNIA DEPARTMENT OF TRANSPORTATION. CONSTRUCTION WITHIN STATE RIGHT OF WAY SHALL BE IN ACCORDANCE WITH THE STATE RIGHT OF WAY SHALL BE AS DIRECTED BY TADOT.

ST | SAN ANTONIO TEXAS 78258 | PHONE 541-7550
FAX 541-7550

COUNTY CLERK OF BEAUFORT COUNTY, TEXAS		COUNTY CLERK OF BEAUFORT COUNTY, TEXAS
A.B.		A.B.
THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE ON THE		THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE ON THE
JAN. 18, 1900		JAN. 18, 1900
A.M. AND DULY RECORDED		A.M. AND DULY RECORDED
IN BEAUFORT COUNTY, IN BOOK/PAGE		IN BEAUFORT COUNTY, IN BOOK/PAGE
OF PLAT		OF PLAT
WITNESSED BY HAND AND OFFICIAL SEAL OF OFFICE THIS		WITNESSED BY HAND AND OFFICIAL SEAL OF OFFICE THIS
COUNTY CLERK, BEAUFORT COUNTY, TEXAS		COUNTY CLERK, BEAUFORT COUNTY, TEXAS

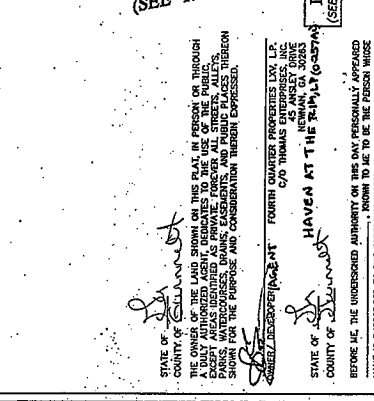
[illegible]

AT AND TO BE CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, AND IS HEREBY APPROVED BY SUCH COMMISSION.

DAY OF _____ A.D. 20____

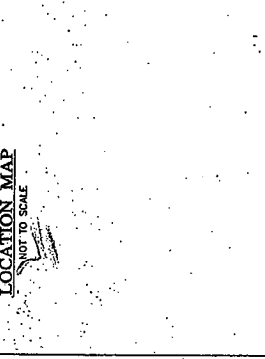
BY: _____ CHAIRMAN

BY: _____ SECRETARY

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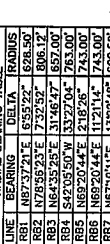
STATE OF TEXAS
COUNTY OF TEXAS
NOTARY PUBLIC SEAN COUNTY, TEXAS
Amickel Penoff
I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THE MATTERS OF STREETS, LOTS AND DRAINAGE LAWS AND THE REQUIREMENTS OF THE TEXAS DEVELOPMENT CODE, RE-RENEWAL OF THE LAND DEVELOPMENT CODE, EXCEPT FOR THOSE WAIVERABLES GRANTED BY THE SAN ANTONIO PLANNING COMMISSION.
DATE: 8/14
LICENSED PROFESSIONAL ENGINEER
COUNTY OF TEXAS
STATE OF TEXAS
COUNTY OF TEXAS
I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE UNIFORM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYORS AND THE UNIFORM SURVEYOR RULES MADE ON THE GRASS
BY WYATT-JARSON ENGINEERS, INC.
WJ
REGISTERED PROFESSIONAL LAND SURVEYOR

A map showing the location of the site. The site is marked with a black dot and labeled "SITE" with an arrow. It is located near Loop 160, which runs vertically on the right side of the map. To the left of the site, there is a road labeled "RUSTEN" and another labeled "SANTA ANITA". Below the site, there is a road labeled "SANTA ANITA" and a building labeled "FIESTA TEXAS". The map also shows a compass rose in the top left corner.



LINE TABLE		
LINE	LENGTH	BEARING
L1	46.78'	S59°44'46"E
L2	109.05'	S03°18'01"E
L3	78.66'	S82°46'17"E
L4	100.00'	S42°57'59"W
L5	8.29'	S47°02'01"E
L6	18.09'	S95°35'28"W
L7	10.00'	S23°33'46"E
L8	14.97'	S83°39'51"W
L9	14.97'	S95°35'53"E
L10	42.82'	S98°44'51"E
L11	37.25'	N88°14'21"E
L12	70.71'	S52°40'26"E
L13	70.71'	N37°19'24"E
L14	82.84'	N03°28'14"E
L15	52.29'	N06°59'44"E
L16	70.00'	N13°15'40"E
L17	26.47'	N05°39'43"W

L19	44.29°	N55°12'46"W
L20	44.29°	N34°45'33"E
L21	42.20°	S62°49'00"E
L22	33.19°	N52°48'48"E
L24	12.45°	N88°49'13"W
L25	26.47°	S46°10'57"W
L26	54.41°	N01°10'47"E
L27	13.05°	S88°49'13"E
L28	20.69°	N62°19'32"E
L30	87.76°	N11°33'58"E



STATE OF GA COUNTY OF Steuers

THE OWNER OF THE LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH HIS ATTORNEY, HAS HEREBY DECLARED THAT THE LAND SHOWN ON THIS PLAT IS EXISTING UNINCORPORATED AS PRIVATE FOREVER ALL STREETS, ALLEYS, EASEMENTS, OR RIGHTS OF WAY, AND THAT THE SAME ARE NOT TO BE TAKEN SHOW FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

James FOURTH QUARTER SECTION 10, T.P. 36S, R. 12E, S. 32E, 34E, 35E, 36E, 37E, 38E, 39E, 40E, 41E, 42E, 43E, 44E, 45E, 46E, 47E, 48E, 49E, 50E, 51E, 52E, 53E, 54E, 55E, 56E, 57E, 58E, 59E, 60E, 61E, 62E, 63E, 64E, 65E, 66E, 67E, 68E, 69E, 70E, 71E, 72E, 73E, 74E, 75E, 76E, 77E, 78E, 79E, 80E, 81E, 82E, 83E, 84E, 85E, 86E, 87E, 88E, 89E, 90E, 91E, 92E, 93E, 94E, 95E, 96E, 97E, 98E, 99E, 100E, 101E, 102E, 103E, 104E, 105E, 106E, 107E, 108E, 109E, 110E, 111E, 112E, 113E, 114E, 115E, 116E, 117E, 118E, 119E, 120E, 121E, 122E, 123E, 124E, 125E, 126E, 127E, 128E, 129E, 130E, 131E, 132E, 133E, 134E, 135E, 136E, 137E, 138E, 139E, 140E, 141E, 142E, 143E, 144E, 145E, 146E, 147E, 148E, 149E, 150E, 151E, 152E, 153E, 154E, 155E, 156E, 157E, 158E, 159E, 160E, 161E, 162E, 163E, 164E, 165E, 166E, 167E, 168E, 169E, 170E, 171E, 172E, 173E, 174E, 175E, 176E, 177E, 178E, 179E, 180E, 181E, 182E, 183E, 184E, 185E, 186E, 187E, 188E, 189E, 190E, 191E, 192E, 193E, 194E, 195E, 196E, 197E, 198E, 199E, 200E, 201E, 202E, 203E, 204E, 205E, 206E, 207E, 208E, 209E, 210E, 211E, 212E, 213E, 214E, 215E, 216E, 217E, 218E, 219E, 220E, 221E, 222E, 223E, 224E, 225E, 226E, 227E, 228E, 229E, 230E, 231E, 232E, 233E, 234E, 235E, 236E, 237E, 238E, 239E, 240E, 241E, 242E, 243E, 244E, 245E, 246E, 247E, 248E, 249E, 250E, 251E, 252E, 253E, 254E, 255E, 256E, 257E, 258E, 259E, 260E, 261E, 262E, 263E, 264E, 265E, 266E, 267E, 268E, 269E, 270E, 271E, 272E, 273E, 274E, 275E, 276E, 277E, 278E, 279E, 280E, 281E, 282E, 283E, 284E, 285E, 286E, 287E, 288E, 289E, 290E, 291E, 292E, 293E, 294E, 295E, 296E, 297E, 298E, 299E, 300E, 301E, 302E, 303E, 304E, 305E, 306E, 307E, 308E, 309E, 310E, 311E, 312E, 313E, 314E, 315E, 316E, 317E, 318E, 319E, 320E, 321E, 322E, 323E, 324E, 325E, 326E, 327E, 328E, 329E, 330E, 331E, 332E, 333E, 334E, 335E, 336E, 337E, 338E, 339E, 340E, 341E, 342E, 343E, 344E, 345E, 346E, 347E, 348E, 349E, 350E, 351E, 352E, 353E, 354E, 355E, 356E, 357E, 358E, 359E, 360E, 361E, 362E, 363E, 364E, 365E, 366E, 367E, 368E, 369E, 370E, 371E, 372E, 373E, 374E, 375E, 376E, 377E, 378E, 379E, 380E, 381E, 382E, 383E, 384E, 385E, 386E, 387E, 388E, 389E, 390E, 391E, 392E, 393E, 394E, 395E, 396E, 397E, 398E, 399E, 400E, 401E, 402E, 403E, 404E, 405E, 406E, 407E, 408E, 409E, 410E, 411E, 412E, 413E, 414E, 415E, 416E, 417E, 418E, 419E, 420E, 421E, 422E, 423E, 424E, 425E, 426E, 427E, 428E, 429E, 430E, 431E, 432E, 433E, 434E, 435E, 436E, 437E, 438E, 439E, 440E, 441E, 442E, 443E, 444E, 445E, 446E, 447E, 448E, 449E, 450E, 451E, 452E, 453E, 454E, 455E, 456E, 457E, 458E, 459E, 460E, 461E, 462E, 463E, 464E, 465E, 466E, 467E, 468E, 469E, 470E, 471E, 472E, 473E, 474E, 475E, 476E, 477E, 478E, 479E, 480E, 481E, 482E, 483E, 484E, 485E, 486E, 487E, 488E, 489E, 490E, 491E, 492E, 493E, 494E, 495E, 496E, 497E, 498E, 499E, 500E, 501E, 502E, 503E, 504E, 505E, 506E, 507E, 508E, 509E, 510E, 511E, 512E, 513E, 514E, 515E, 516E, 517E, 518E, 519E, 520E, 521E, 522E, 523E, 524E, 525E, 526E, 527E, 528E, 529E, 530E, 531E, 532E, 533E, 534E, 535E, 536E, 537E, 538E, 539E, 540E, 541E, 542E, 543E, 544E, 545E, 546E, 547E, 548E, 549E, 550E, 551E, 552E, 553E, 554E, 555E, 556E, 557E, 558E, 559E, 560E, 561E, 562E, 563E, 564E, 565E, 566E, 567E, 568E, 569E, 570E, 571E, 572E, 573E, 574E, 575E, 576E, 577E, 578E, 579E, 580E, 581E, 582E, 583E, 584E, 585E, 586E, 587E, 588E, 589E, 590E, 591E, 592E, 593E, 594E, 595E, 596E, 597E, 598E, 599E, 600E, 601E, 602E, 603E, 604E, 605E, 606E, 607E, 608E, 609E, 610E, 611E, 612E, 613E, 614E, 615E, 616E, 617E, 618E, 619E, 620E, 621E, 622E, 623E, 624E, 625E, 626E, 627E, 628E, 629E, 630E, 631E, 632E, 633E, 634E, 635E, 636E, 637E, 638E, 639E, 640E, 641E, 642E, 643E, 644E, 645E, 646E, 647E, 648E, 649E, 650E, 651E, 652E, 653E, 654E, 655E, 656E, 657E, 658E, 659E, 660E, 661E, 662E, 663E, 664E, 665E, 666E, 667E, 668E, 669E, 670E, 671E, 672E, 673E, 674E, 675E, 676E, 677E, 678E, 679E, 680E, 681E, 682E, 683E, 684E, 685E, 686E, 687E, 688E, 689E, 690E, 691E, 692E, 693E, 694E, 695E, 696E, 697E, 698E, 699E, 700E,

VANCE JACKSON AT THE RIM, PHASE III



GLIM TAN
99798
ENGINEER

REGISTERED PROFESSIONAL LAND SURVEYOR

555 EAST RAMSEY | SAN ANTONIO TEXAS 78216 | PHONE: 210.375.9000
FAX: 210.375.9010

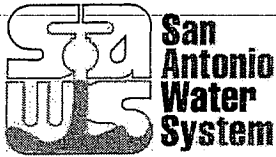
BY: _____	COUNTY CLERK, BEXAR COUNTY, TEXAS
_____	DEPUTY

SHEET 4 OF 4

THERESA J NEPURN
 Notary Public
 Gwinnett County
 State of Georgia
 My Commission Expires Feb 13, 2011

AMIRA KEL PROVOST
Notary Public, State of Texas
My Commission Expires
September 19, 2011





Date August 9, 2007

Mr. Song L. Tan, P.E.
Pape-Dawson Engineers, Inc.
555 East Ramsey
San Antonio, Texas 78216

RE: File No. 0707005 - Request for review of **Vance Jackson At The Rim, Phase III, Plat No. 070554** located approximately 2900 feet north of the intersection of IH-10 and Loop 1604, on the west side of loop 1604.

Dear Mr. Tan:

On July 19, 2007, the Aquifer Protection & Evaluation Section of the Resource Protection Division of the San Antonio Water System (SAWS) received a request to review a plat for the property referenced above. Staff reviewed the documentation submitted and conducted field observations of the referenced plat to ensure compliance with applicable requirements for development over the Edwards Aquifer Recharge Zone (EARZ). The land use of the subject plat is for a road and consists of 13.02 acres located entirely within the EARZ. No sensitive features were observed. The property is not within the 100-year floodplain preservation area.

The proposed development is a **Multi Category** classification. The **Category 1** property consists of approximately 8.88 acres and **Category 2** consist of the remaining 4.14 acres. The **Category 1 and 2** property is under the provisions of Aquifer Protection Ordinance No. 81491-File No. 1650. Should any documentation become available that would alter this Category designation, the documentation may be submitted to the San Antonio Water System for review and possible Category redesignation.

At the time of this request it is unknown if a Water Pollution Abatement Plan (WPAP) or an Organized Sewage Collection System (SCS) Plan have been submitted to or approved by the Texas Commission on Environmental Quality (TCEQ).

After careful review of the project and the documentation submitted by the applicant, the Aquifer Protection & Evaluation Section of the Resource Protection Division of the San Antonio Water System, recommends the approval of Vance Jackson At The Rim, Phase III, Plat No. 070554.

Pape-Dawson Engineers, Inc.
Vance Jackson At The Rim, Phase III
Page 2

If you have any questions regarding this matter, please contact the Aquifer Protection & Evaluation
Section at (210) 233-3520.

Sincerely,

A handwritten signature in black ink, appearing to read "Kirk M. Nixon". The signature is written in a cursive, slightly slanted style.

Kirk M. Nixon
Manager
Resource Protection Division

KMN:GDJ/LRD



CITY OF SAN ANTONIO

DEVELOPMENT SERVICES DEPARTMENT

ADMINISTRATIVE EXCEPTION VARIANCE REQUEST ANALYSIS

Project:	Vance Jackson @ The Rim, Phase III
Address:	
A/P #/PPR #/Plat#:	Plat No. 070554)
AEVR #:	
AEVR Submittal Date:	07/09/2007
AEVR Submitted by:	Song Tan, P.E. Vice President, Pape-Dawson Engineers, Inc
Issue:	Unsymmetrical vertical curve on secondary arterial
Code Sections:	2006 Unified Development Code (UDC), Section 35-506(d) (2), Vertical Curve
By:	Andrew C. Winter P.E.

The Development Services Department (DSD) Administrative Exception Variance Request Committee (AEVRC) has reviewed the information presented in Song Tan's letter dated July 9, 2007. Vance Jackson @ The Rim, Phase III is a proposed 86' R.O.W. Secondary Arterial Street that is a continuation of Vance Jackson from La Cantera Parkway connecting to Loop 1604 frontage road. Please refer to applicant's letter for additional details.

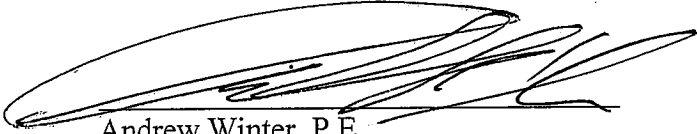
The applicant is requesting an administrative exception to Section 35-506 (d)(2)(Vertical Curve Criteria) of the City of San Antonio Unified Development Code (UDC) to allow an unsymmetrical vertical curve on Vance Jackson between roadway station 72+80 and near its intersection to Loop 1604 frontage road.

The request is to allow the engineer opportunity to design this segment of Vance Jackson to match existing topography and allow smooth grade transition to match the Loop 1604 access road. If this section of Vance Jackson is designed to strictly comply with the provisions of the regulation, the roadway would have to be designed and constructed at much higher elevation than existing ground, would limit driveway access, would reduce clear vision limits along this segment of Jackson, and would limit number of trees that can be saved.

The Unified Development Code (UDC) – Article V, Section 35-506 (d)(2) Vertical Curvature, requires a gradual transition from one roadway grade to another shall be accomplished by means of a vertical parallel curves connecting two (2) intersecting tangents. .

The DSD AEVRC agrees with the applicant's analysis to wave the unsymmetrical vertical curve along this segment of Vance Jackson.

DECISION: APPROVAL

A large, stylized handwritten signature in black ink, appearing to read 'Andrew Winter'.

Andrew Winter, P.E.
Senior Engineer
DSD

30 Jul 07
Date



LAND DEVELOPMENT ENVIRONMENTAL TRANSPORTATION WATER RESOURCES SURVEYING

July 9, 2007

Mr. Andrew Winter, Acting Chief Engineer
Development Services Department
City of San Antonio
1901 S. Alamo
San Antonio, TX 78204

Re: Vance Jackson @ The Rim, Phase III (Plat No. 070554)
 Administrative Exception Request ~ UDC Code Section 35-506(d) (2), Vertical Curve

Dear Mr. Winter:

Kindly consider this letter as a formal request for an administrative exception for the above referenced project.

Vance Jackson @ The Rim, Phase III is a proposed 86' R.O.W. Secondary Arterial Street. It is a continuation of Vance Jackson from La Cantera Parkway connecting to Loop 1604 frontage road. We are requesting an administrative exception to Section 35-506 (d)(2)(Vertical Curve Criteria) of the City of San Antonio Unified Development Code (UDC) to allow an unsymmetrical vertical curve on Vance Jackson between roadway station 72+80 and near its intersection to Loop 1604 frontage road.

We request your approval given the following:

- If the subject section of Vance Jackson is designed and complies strictly with the provisions of this regulation, the roadway will be designed and constructed at much higher elevation than existing ground adjacent to the roadway. This will limit driveway access, reduce clear vision limits for vehicles approaching Vance Jackson from adjacent developments and limit number of trees saved.
- The hardship addressed herein relates solely to the owner's land and is not the result of personal circumstance.
- The hardship addressed herein is unique to subject section at Vance Jackson and is not shared by other section of Vance Jackson or surrounding property owners.

Mr. Andrew Winter
Vance Jackson @ The Rim, Phase III
Administrative Exception Request
July 9, 2007
Page 2 of 2

- This condition is the result of the applicant's own actions. The request is to allow the engineer opportunity to design Vance Jackson to better match existing topography and allow smooth grade transition to match Loop 1604.
- This request for an administrative exception affects the owner's property only and will not prevent the orderly subdivision of other property in accordance with the City of San Antonio Unified Development Code.

Based on the information provided in this letter, it is our opinion that your approval of the administrative exception will not be contrary to the spirit and intent of the UDC and the specific regulations for which the exception is requested.

Thank you for your consideration on this matter. Please do not hesitate to contact our office with any questions.

Sincerely,
Pape-Dawson Engineers, Inc.


Song Tan, P.E.
Vice President, Land Development

Attachments

cc: Robert Bergmann – Thomas Enterprises

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**PLANNING COMMISSION
PUBLIC HEARING AND CONSIDERATION OF A REPLAT AND
SUBDIVISION PLAT**

AGENDA ITEM NO: SE/10 June 11, 2008

NEC BULVERDE/1604 2
SUBDIVISION NAME

MAJOR PLAT

080120
PLAT #

COUNCIL DISTRICT: 10

FERGUSON MAP GRID: 518 C-3

OWNER: NECBUL 1604 Ltd., by Greg Mann

ENGINEER: Pape Dawson Engineers, Inc., by Dennis Rion, P.E.

CASE MANAGER: Larry Odis, Planner (207-0210)

Date filed with Planning Commission: June 11, 2008

Location: Northeast of FM 1604 and Bulverde Road

Services Available: SAWS Water and Sewer

Zoning: C-2 Commercial District
C-3 General Commercial District
ERZD Edwards Recharge Zone District

Plat is in accordance with:

MDP 706-A, Steubing Estate North, accepted January 31, 2002.

Proposed Use: Commercial

Major Thoroughfare: Bulverde is a primary arterial, type A, minimum R.O.W. 120 feet and FM 1604 is a freeway.

APPLICANT'S PROPOSAL:

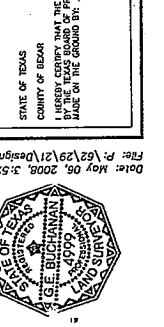
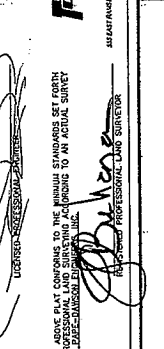
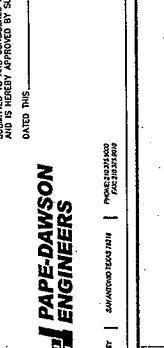
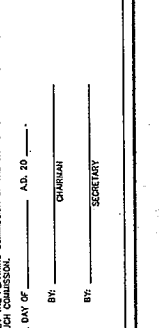
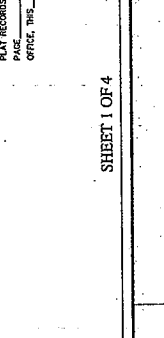
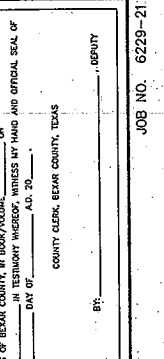
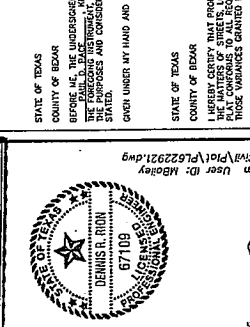
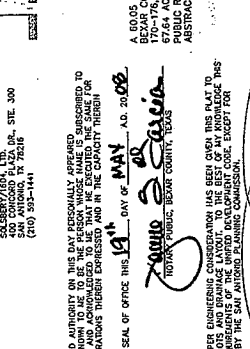
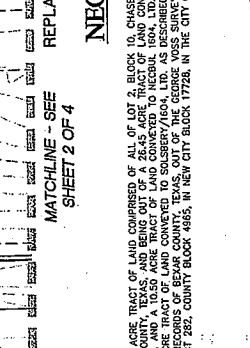
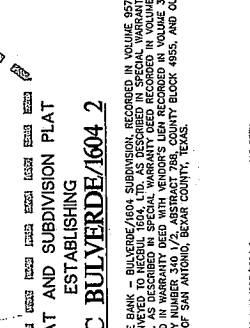
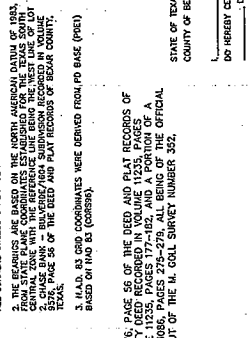
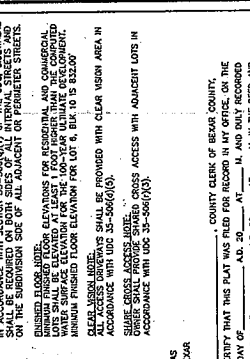
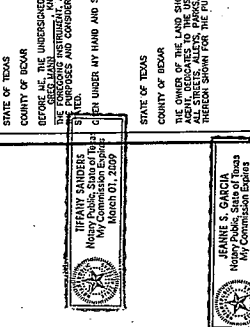
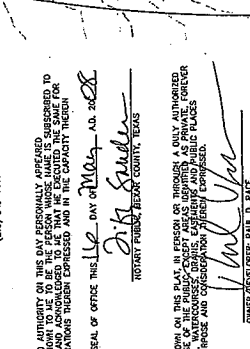
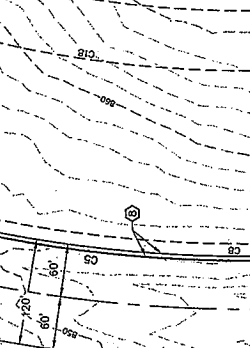
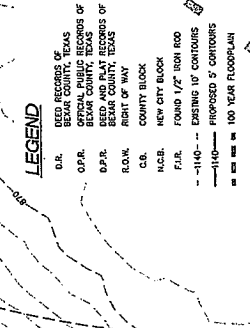
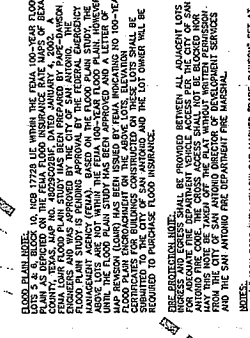
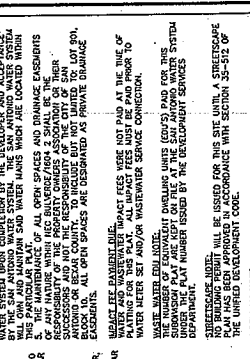
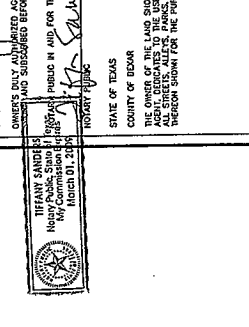
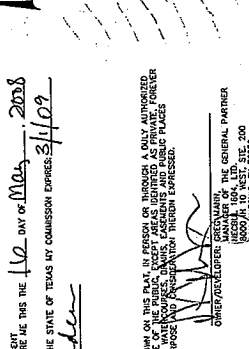
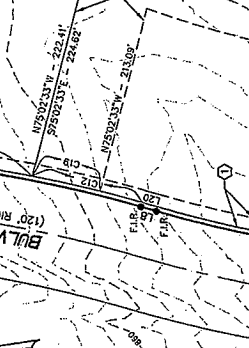
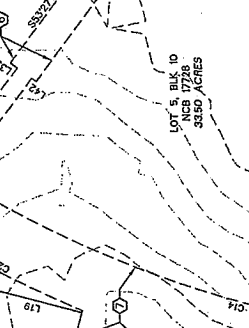
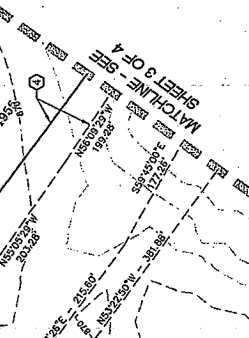
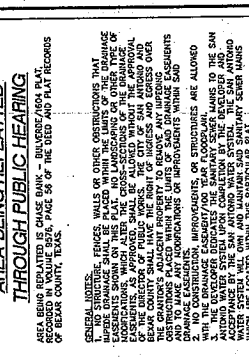
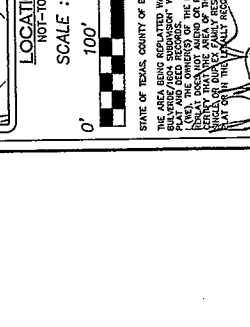
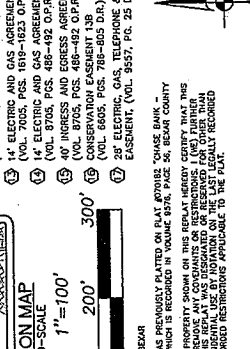
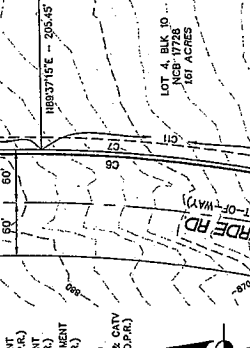
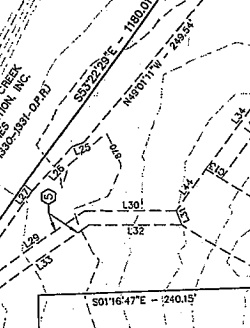
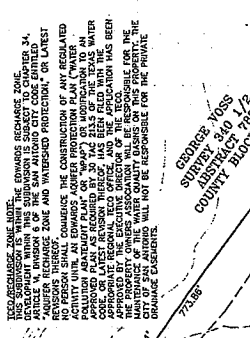
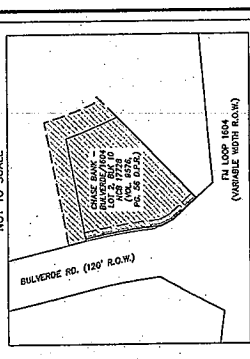
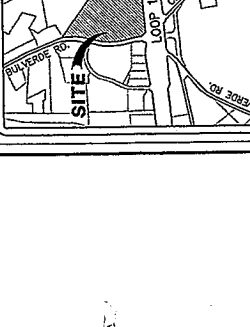
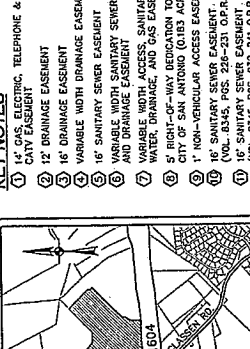
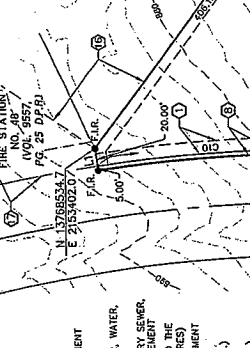
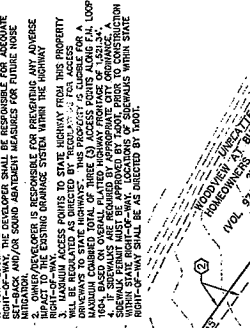
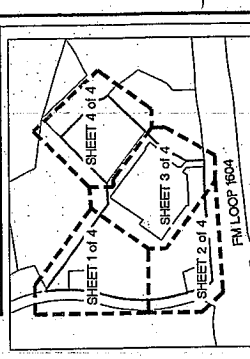
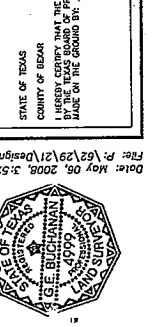
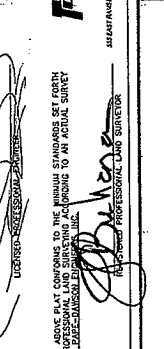
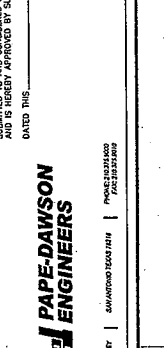
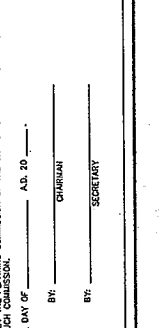
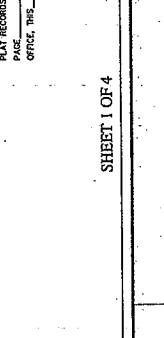
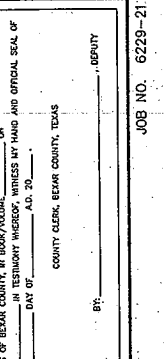
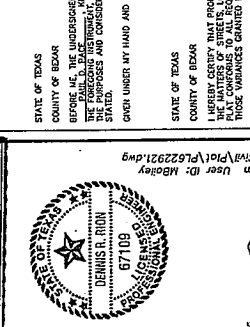
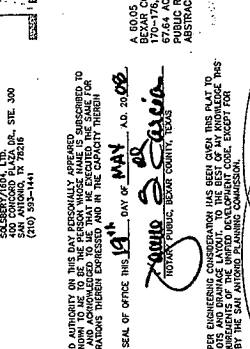
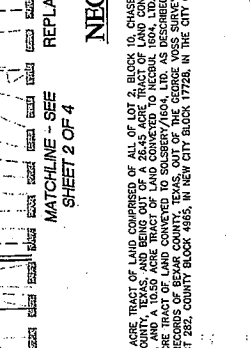
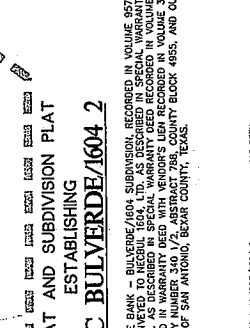
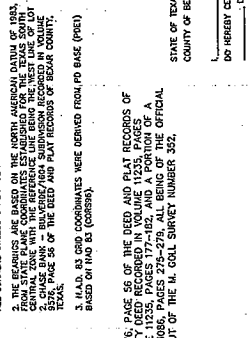
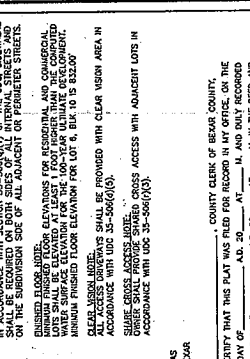
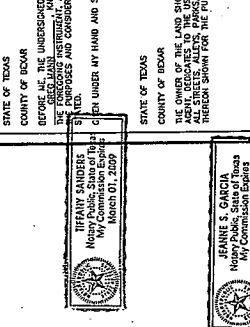
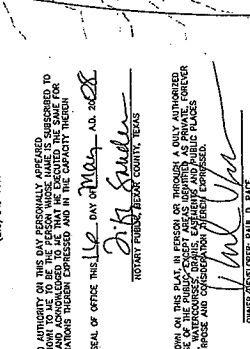
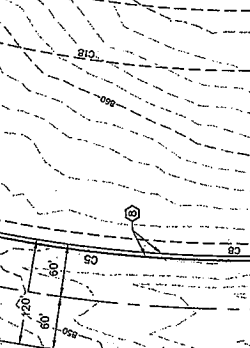
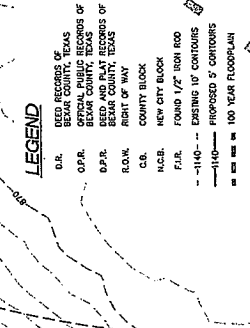
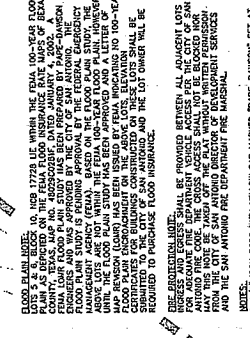
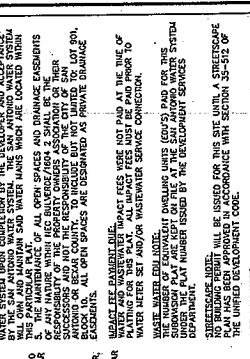
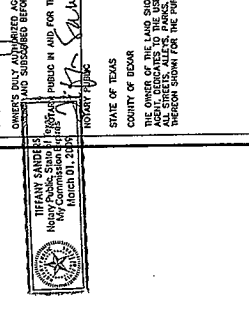
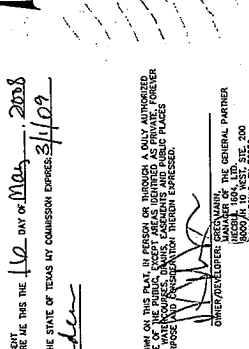
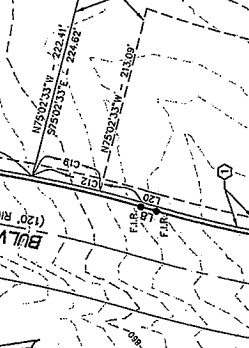
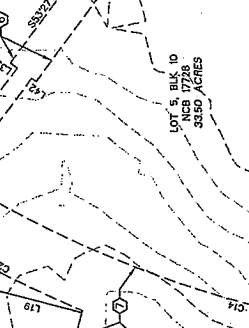
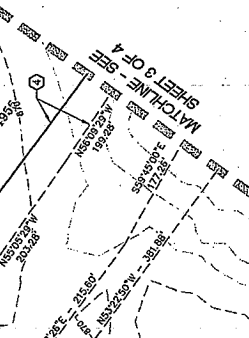
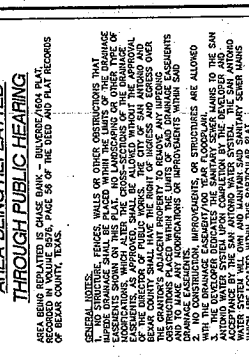
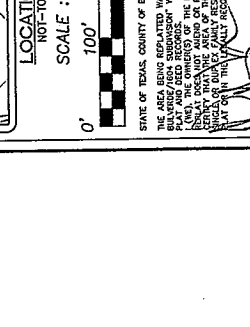
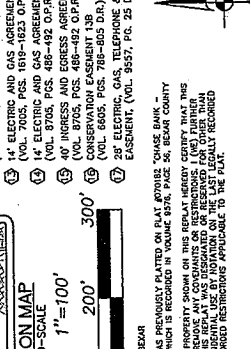
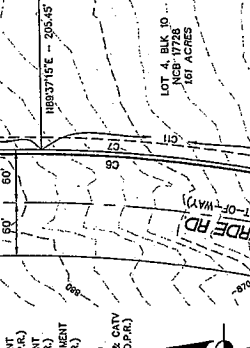
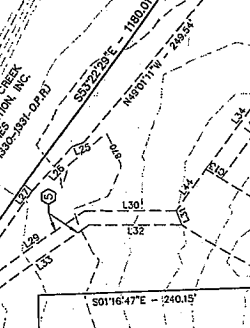
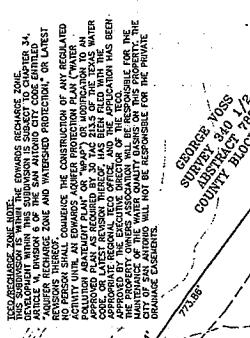
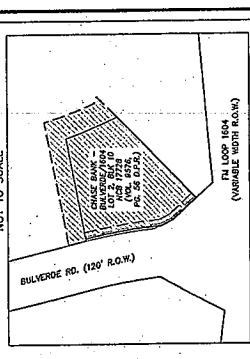
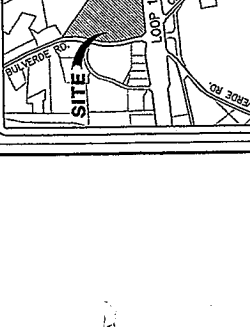
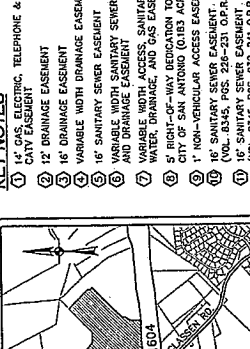
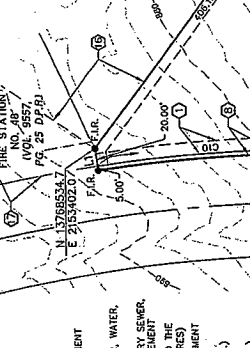
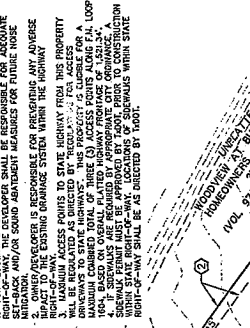
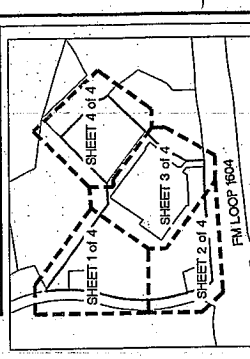
To plat **60.05** acres consisting of **5** non-single family lots.

DISCUSSION:

This plat lies within the Edwards Recharge Zone District and has been reviewed by the Aquifer Protection and Evaluation Section of the San Antonio Water Systems, as indicated in the attached report. No significant recharge features were observed on this site. This plat meets all of the requirements for development over the recharge zone.

STAFF RECOMMENDATION:

Approval



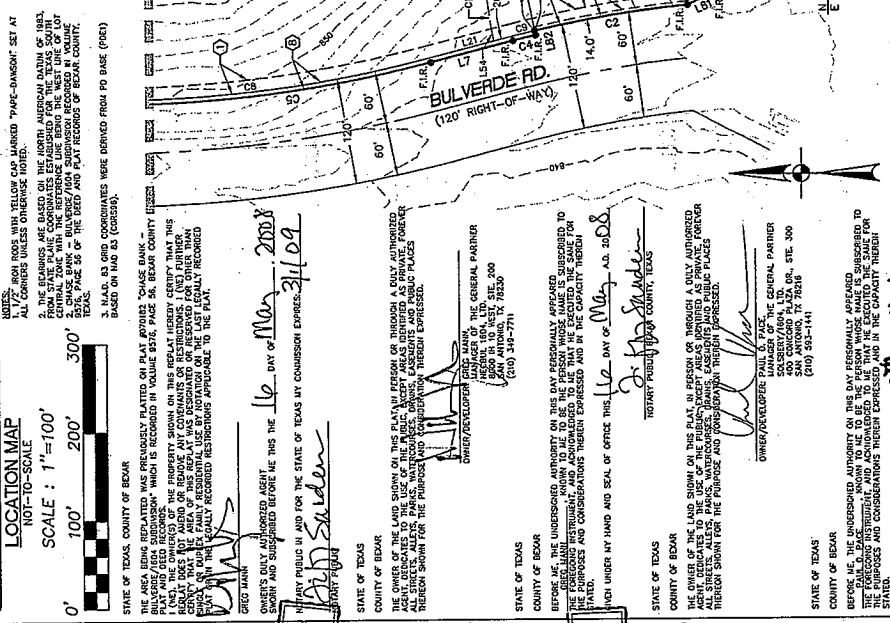
THIS SHALL BE PROVIDED WITH CLEAR VISION AREA IN
DC 35-5600(5)(a).

_____, COUNTY CLERK OF BEAR COUNTRY, TEXAS
DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE _____ DAY OF _____ A.D. 20____ AT _____ H. AND DULY RECORDED IN _____ PLAT RECORDS OF BEAR COUNTRY, IN BOOK NUMBER _____ ON PAGE _____ IN RESTAURANT WHERE _____ DUTY OF _____ OFFICE, THIS _____ DAY OF _____ A.D. 20____.

_____, COUNTY CLERK, BEAR COUNTRY, TEXAS

4. _____ BY: _____, CLERK

JOB NO. 6229

[illegible][illegible][illegible]


 Date: May 16, 2008, 2:17pm User ID: MBoley
 File: P:\62\29\21\Design\CMV\Plat\PL622221.dwg

[illegible]

16 DAY OF May 1923
 OWNERS ONLY AUTHORIZED AGENT
 AND WITNESSES SIGN HERE THE
 STATE OF TEXAS
 COUNTY OF BEXAR
 THE POWER OF THE LAND GIVEN ON THIS PLATIN FESSON OR THROUGH A WRITLY AUTHORIZED
 AGENT, EXTENDED TO THE USE OF THE PUBLIC, NEPTLY AREAS DETERMINED AS PRIVATE FOREWER
 HEREIN SHOWN FOR THE PURPOSE AND CONSIDERATION HEREIN EXPRESSED.

STATE OF TEXAS
 COUNTY OF DECAR
 DEED IN THE UNDERWRITTEN JURISDICTION OF THIS DAY PERSONALLY APPEARED
 _____, A SINGLE MAN, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO
 THE FOREGOING, AND COMPLAINANTS HEREIN EXPRESSED AND IN THE CAPACITY HEREIN
 STATED.
 WITNESSED UNDER MY HAND AND SEAL OF OFFICE THIS 16 DAY OF MAY, A.D. 2028

 ROYAL FREDRICK, TARRANT COUNTY, TEXAS
 CLERK OF TEXAS
 COUNTY OF DECAR

[illegible][illegible]

110

SHEET 3 OF 4

SECRETARY

533 EAST PAULSEY | SAN ANTONIO TEXAS 78214
PHONE: 210.373.8000
FAX: 210.375.9010

Atchafalaya

NY 65-15349-100



DEVELOPMENT SERVICES
RECEIVED

2008 MAY 19 PM 4:28

January 10, 2008

Mr. Dennis Rion, P.E.
Pape-Dawson Engineers
555 East Ramsey
San Antonio, Texas 78216

RE: File No. 0712008 - Request for review of **NEC Bulverde/1604 2 Subdivision, Plat No. 080120** located north of Loop 1604 and east of Bulverde Road

Dear Mr. Rion:

On December 26, 2007, the Aquifer Protection & Evaluation Section of the Resource Protection Division of the San Antonio Water System (SAWS) received a request to review a plat for the property referenced above. Staff reviewed the documentation submitted and conducted field observations of the referenced plat to ensure compliance with applicable requirements for development over the Edwards Aquifer Recharge Zone (EARZ). The land use of the subject plat is for commercial and consists of approximately 62.200 acres located entirely within the EARZ. No notable significant features were observed. The property is not within a 100-year floodplain preservation area.

The proposed development is a **Category 1 and 2** property under the provisions of Aquifer Protection Ordinance No. 81491. Category 1 property consists of 19.890 acres and Category 2 property consists of 26.28 acres. In accordance with Ordinance No. 81491, an Aquifer Protection Plan for all Category 2 and 3 properties is required to be submitted to and approved by the Aquifer Protection & Evaluation Section of the San Antonio Water System. An Aquifer Protection Plan was submitted to SAWS and approved in a letter dated August 13, 2007-File No. 145 & 1524.

Should any documentation become available that would alter this Category designation, the documentation may be submitted to the San Antonio Water System for review and possible Category redesignation.

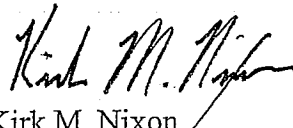
A Water Pollution Abatement Plan (WPAP) has been submitted to the Texas Commission on Environmental Quality (TCEQ) for review and approval. Since only private service laterals will be used at this site, no Organized Sewage Collection System (SCS) Plan was submitted to the TCEQ. **No building permit will be released until a Water Pollution Abatement Plan has been submitted to and approved by TCEQ.**

Mr. Dennis Rion, P.E.
NEC Bulverde 1604 2 Subdivision
Page 2

After careful review of the project and the documentation submitted by the applicant, the Aquifer Protection & Evaluation Section of the Resource Protection Division of the San Antonio Water System, recommends the approval of NEC Bulverde/1604 2 Subdivision, Plat No. 080120.

If you have any questions regarding this matter, please contact the Aquifer Protection & Evaluation Section at (210) 233-3520.

Sincerely,

A handwritten signature in black ink, appearing to read "Kirk M. Nixon", is written over the printed name.

Kirk M. Nixon
Manager
Resource Protection Division

KMN:GDJ:pzg

**PLANNING COMMISSION
PUBLIC HEARING AND CONSIDERATION OF A REPLAT**

AGENDA ITEM NO: SEA 1 June 11, 2008

FIRSTMARK CREDIT
UNION-HUEBNER ROAD
SUBDIVISION NAME

MINOR PLAT

080229
PLAT #

COUNCIL DISTRICT: 8

FERGUSON MAP GRID: 548 D-6

OWNER: Firstmark Credit Union, by Leon Ewing

ENGINEER: Pape-Dawson Engineers, Inc., by Alfonso R. Chua, Jr.

CASE MANAGER: Elizabeth Adams, Planner (207-7912)

Date filed with Planning Commission: June 11, 2008

Location: Northwest of Huebner Road and Babcock Road

Services Available: SAWS Water and Sewer

Zoning: C-3R Restrictive Commerical District
C-2 Commercial District

Proposed Use: Commerical

Major Thoroughfare: Huebner Road is a primary arterial, type A, minimum R.O.W. 120 feet.

APPLICANT'S PROPOSAL:

To plat **1.89** acres consisting of **2** non-single family lot.

STAFF RECOMMENDATION:

Approval

**PLANNING COMMISSION
SUBDIVISION**

AGENDA ITEM NO: 12 June 11, 2008

HEIGHTS AT S.O. PUD,
POD E UNIT 3
SUBDIVISION NAME

MAJOR PLAT

060551
PLAT #

COUNCIL DISTRICT: 9

FERGUSON MAP GRID: 482 D-1

OWNER: Jerbo/San Ann Land, LTD. by James J. O'Brien

ENGINEER: Alamo Consulting Eng. & Surveying, Inc., by Kevin Conroy P.E.

CASE MANAGER: Robert Lombrano, Planner (207-5014)

Date filed with Planning Commission: May 21, 2008

Location: At the extension of Estancia Circle

Services Available: Bexar Met Water District Water and SAWS Sewer

Zoning: R- 6 Residential Single Family District
PUD Planned Unit Development
ERZD Edwards Recharge Zone District

Plat is in accordance with:

MDP 358C, The Heights at Stone Oak was accepted on April 27, 1998.

PUD 98-027H, The Heights at Stone Oak was accepted on May 9, 2008.

Proposed Use: Residential

APPLICANT'S PROPOSAL:

To plat **17.33** acres consisting of **39** single family lots, **1** non-single family lots and **1,660** linear feet of private streets.

DISCUSSION:

This plat lies within the Edwards Recharge Zone District and has been reviewed by the Aquifer Protection and Evaluation Section of the San Antonio Water Systems, as indicated in the attached report. Two significant recharge features were observed on this site. This plat meets all of the requirements for development over the recharge zone.

STAFF RECOMMENDATION:

Approval



September 18, 2007

Mr. Harold Carrion
Alamo Consulting Engineering & Surveying, Inc.
140 Heimer Rd., Suite #617
San Antonio, Texas 78232

RE: File No. 0708007 - Request for review of **Heights At Stone Oak PUD POD E Unit 3, Plat No. 060551** located north of intersection of Heights Blvd. And Estancia Circle.

Dear Mr. Carrion:

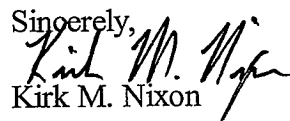
On August 24, 2007, the Aquifer Protection & Evaluation Section of the Resource Protection Division of the San Antonio Water System (SAWS) received a request to review a plat for the property referenced above. Staff reviewed the documentation submitted and conducted field observations of the referenced plat to ensure compliance with applicable requirements for development over the Edwards Aquifer Recharge Zone (EARZ). The land use of the subject plat is for residential and consists of approximately 17.33 acres located entirely within the EARZ. Two sensitive recharge features were observed on the site, (S-22) a cave with a grate over the opening and is to be buffered according to the WPAP. The second feature, (S-24) a cave in the roadway and to be sealed. The northern portion of the property lies within the 100-year floodplain preservation area.

The proposed development is a **Category 1** property under the provisions of Aquifer Protection Ordinance No. 81491-File No. 1584. Should any documentation become available that would alter this Category designation, the documentation may be submitted to the San Antonio Water System for review and possible Category redesignation.

A Water Pollution Abatement Plan (WPAP) and an Organized Sewage Collection System (SCS) Plan have been submitted to the Texas Commission on Environmental Quality (TCEQ) and approved in their letters dated July 24, 1998, and December 14, 2004.

After careful review of the project and the documentation submitted by the applicant, the Aquifer Protection & Evaluation Section of the Resource Protection Division of the San Antonio Water System, recommends the approval of Heights At Stone Oak PUD POD E, Unit 3, Plat No. 060551.

If you have any questions regarding this matter, please contact the Aquifer Protection & Evaluation Section at (210) 233-3520.

Sincerely,

Kirk M. Nixon
Manager
Resource Protection Division

KMN/GDJ:LRD

**PLANNING COMMISSION
REPLAT AND SUBDIVISION**

AGENDA ITEM NO: 13 June 11, 2008

**BOULDERS AT CANYON
SPRINGS UNIT 2, ENCLAVE
SUBDIVISION NAME**

MAJOR PLAT

**060525
PLAT #**

COUNCIL DISTRICT: Outside San Antonio City Limits

FERGUSON MAP GRID: 451 A-7

OWNER: VMH Developers, Inc., by Jorge Herrera Gil

ENGINEER: Sherfey Engineering SA, LLC, by Javier Garcia

CASE MANAGER: Luz M. Gonzales, Planner (207-7898)

Date filed with Planning Commission: May 29, 2008

Location: West of Canyon Golf Road, south of Quiet Rapids

Services Available: Bexar Metropolitan and SAWS Sewer

Zoning: Outside San Antonio City Limits

Plat is in accordance with:

MDP #806-B, The Boulders at Canyon Springs (Enclave Subdivision) was accepted on January 31, 2007.

Proposed Use: Residential

Major Thoroughfare: Canyon Golf Road is a secondary arterial, Type A, minimum R.O.W. 86 feet.

APPLICANT'S PROPOSAL:

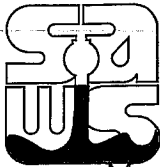
To plat **10.75** acres consisting of **4** non-single family lots, **41** single family lots, and **1,558.8** linear feet of private streets.

DISCUSSION:

This plat lies within the Edwards Recharge Zone District and has been reviewed by the Aquifer Protection and Evaluation Section of the San Antonio Water Systems, as indicated in the attached report. Significant recharge features were observed on this site and identified on plat. This plat meets all of the requirements for development over the recharge zone.

STAFF RECOMMENDATION:

Approval



**San
Antonio
Water
System**

Mr. Javier Garcia, P.E.
Sherfey Engineering SA, LLC
13300 Old Blanco Road, Ste. 307
San Antonio, Texas 78216

DEVELOPMENT SERVICES
RECEIVED

December 12, 2006

2008 MAY 28 PM 4:10

RE: File No. 0609006 - Request for review of **Boulders at Canyon Springs, Unit 2 (Enclave Subdivision, Plat No. 060525)** located on east of Canyon Golf Road and north of Overlook Parkway

Dear Mr. Garcia:

On September 18, 2006, the Aquifer Protection & Evaluation Section of the Resource Protection Division of the San Antonio Water System (SAWS) received a request to review a plat for the property referenced above. Staff reviewed the documentation submitted and conducted field observations of the referenced plat to ensure compliance with applicable requirements for development over the Edwards Aquifer Recharge Zone (EARZ). The land use of the subject plat is for residential and consists of approximately 10.750 acres located entirely within the EARZ. Two sensitive recharge feature (S-3 and S-10) two caves were observed on the site and will be preserved. The property is not within the 100-year floodplain preservation area.

The proposed development is a **Category 1** property under the provisions of Aquifer Protection Ordinance No. 81491-File No. 217. Should any documentation become available that would alter this Category designation, the documentation may be submitted to the San Antonio Water System for review and possible Category redesignation.

A Water Pollution Abatement Plan (WPAP) and an Organized Sewage Collection System (SCS) Plan have been submitted to the Texas Commission on Environmental Quality (TCEQ) and approved in both letters dated June 8, 2005.

After careful review of the project and the documentation submitted by the applicant, the Aquifer Protection & Evaluation Section of the Resource Protection Division of the San Antonio Water System, recommends the approval of Boulders at Canyon Springs, Unit 2 (Enclave Subdivision, Plat No. 060525.

If you have any questions regarding this matter, please contact the Aquifer Protection & Evaluation Section at (210) 233-3523.

Sincerely,

A handwritten signature in black ink, appearing to read 'Kirk M. Nixon', is written over a pre-printed name.

Kirk M. Nixon

Manager

Resource Protection Division

KMN:KES:pzg

**PLANNING COMMISSION
SUBDIVISION**

AGENDA ITEM NO: 14 June 11, 2008

KB POTRANCO UNIT 8
SUBDIVISION NAME

MAJOR PLAT

060568
PLAT #

COUNCIL DISTRICT: Outside San Antonio City Limits

FERGUSON MAP GRID: 611 A-6

OWNER: K.B.Home Lone Star, by Joe Hernandez

ENGINEER: Carter & Burgess by Catherine Rico Paez, P.E.

CASE MANAGER: Richard Carrizales, Sr. Engineering Technician (207-8050)

Date filed with Planning Commission: May 27, 2008

Location: Near the intersection of Potranco Road and Sundance Crest

Services Available: Bexar Metropolitan Water District Water and SAWS Sewer

Zoning: Outside San Antonio City Limits

Plat is in accordance with:

MDP #820-A, Sundance Subdivision, accepted July 28, 2005.

Proposed Use: Residential

APPLICANT'S PROPOSAL:

To plat 17.467 acres consisting of 60 single family lots, 3 non-single family lots, and 2,731 linear feet of public streets.

DISCUSSION:

The Department of Development Services, Engineering Section and Bexar County, Public Works Division has cited Section 35-506 (d) (1), of the UDC regarding Table 506-3, Maximum Grade and Minimum "K" Crest Curve. The applicant's engineer has submitted a request for an administrative exception variance to the required Maximum Grade and Minimum "K" Crest Curve. The Development

Services Department, Engineering Section and Bexar County, Public Works Division has no objection and granted of the administrative exception variance as indicated in their attached response.

STAFF RECOMMENDATION:

Approval



INFRASTRUCTURE SERVICES DEPARTMENT PUBLIC WORKS DIVISION

233 N. Pecos - La Trinidad, Suite 420
San Antonio, Texas 78207
210-335-6700 (Voice) | 210-335-6713 (Fax)

ADMINISTRATIVE EXCEPTION VARIANCE REQUEST ANALYSIS

Project:	KB Potranco Unit 8
Address:	Near the intersection of Sundance Crest and Potranco Ferguson Map Grid 611/A-6
A/P #/PPR #/Plat#:	060568
AEVR #:	
AEVR Submittal Date:	February 28, 2008
AEVR Submitted by:	Catherine Paez, P.E., Jacobs Carter-Burgess, Inc.
Issue:	Vertical Curve Crest and Sag K-values
Code Sections:	2007 Unified Development Code (UDC), Section 35-506 (d)(1), Table 506-3, Maximum Grade and Minimum "K" Crest Curve
By:	Robert G. Brach, P.E. – Development Services Manager

I have reviewed the information presented in Ms. Paez' letter dated February 28, 2008. At issue are the minimum K-values for crest vertical curves located on Sunset Farm (Sta 007+17) and the sag vertical curve located on Citlali Sun (Sta 01+11.47) in the KB Potranco Unit 8 Subdivision.

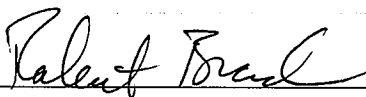
The Unified Development Code (UDC) – Article V, Section 35-506 (d)(1) and Table 506-3, requires a minimum K-value of 30 for a Local A residential street vertical crest curve and a minimum K-value of 35 for a Local A residential street vertical sag curve. In analyzing the roads for the proposed design layout, the flow of traffic and possible conflicts with intersections and driveways was taken into consideration of the effectiveness of the design. The request was evaluated in accordance with 35-436(e) as follows:

- 1. Is the exception contrary to the spirit and intent of UDC and the specific regulation from which the exception is requested?*** No. The K-values established in the UDC are based on the stopping sight distance down a 12% grade traveling at 30 MPH. Since these crest curves are located at the intersection of two Local A streets and that an individual would need to stop at the crest of the curve, we evaluated traffic traveling at 15 mph in order to make a turning movement. At 15 mph the minimum K-values calculate to 3 for the crest curves and 8 for the sag curve. The designed K-values exceed the minimum value per the K-value formula found in AASHTO.
- 2. Has the applicant taken all practicable measures to minimize any adverse impacts on public health and safety?*** The applicant had to redesign these streets in order to provide a stub out location for future development which will protect public health and safety.

3. *Does the public interest underlying the proposed exception outweigh the public interest underlying the particular regulation for which an exception is granted?* Yes.
However, the public's interest is not in jeopardy with the granting of this exception. The proposed K-value will accommodate a design speed of 17 MPH. Due the location of the crest and sag curves, the proposed K-values are acceptable for the flow of traffic.
4. *Does the exception comply with all other applicable standards of subsection 35-432(e)?*
Yes.

The proposed exception does meet the intent of the UDC and will not result in a waiver of a traffic safety UDC requirement.

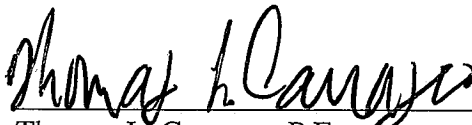
RECOMMENDATION: APPROVAL


Robert Brach, P.E.
Development Services Manager
Bexar County

4/18/08

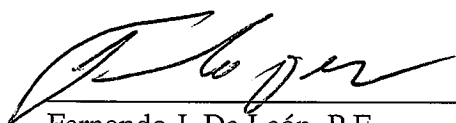
Date

I have reviewed the AEVR Analysis and concur with the recommendation.


Thomas L. Carrasco, P.E.
Development Services Engineer
City of San Antonio Development Services Department

4/22/08

Date


Fernando J. De León, P.E.
Assistant Director
City of San Antonio Development Services Department

4/28/08

Date

February 28, 2008

Case Manager
City of San Antonio Development Services
1901 S. Alamo St.
San Antonio, Texas 78204

Subject: **KB Potranco Unit 8 – Administrative Exception #2**
Plat No. 060568

Sir or Madam:

Please accept this letter as the request for an Administrative Exception pertaining to the street design for the KB Potranco Unit 8 Subdivision, Plat No. 060568. In particular we are requesting an administrative review to the following section of the City of San Antonio Unified development Code (UDC):

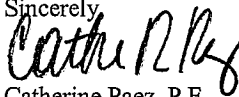
Section 35-506(d) as it refers to the "K" values for conventional subdivision streets in Table 506-3. The "K" values from Table 506-3 are as follows: 30-crest and 35-sag for Local Type A streets. The street design exceeds the "K" value requirements at the following streets: Sunset Farm at the intersection with Sundance Crest and Citlali Sun at the intersection with Sungrove View.

Waving the "K" value requirement at the referenced street intersections will not adversely affect the safety of the public. Additionally, the street intersections where the "K" value is exceeded are at stopped conditions. The reasonable maximum assumed speed a vehicle would be traveling through a stopped intersection is 15 mph, and based on this speed, the most restrictive K-value is calculated to be 3. The minimum K-value shown on our plans is 4.98 (Sunset Farm at the intersection with Sundance Crest). The street design has no effect on the traffic and does not violate the intent of the UDC.

Granting the variance also ensures that storm water runoff on Sundance Crest and Sungrove View is conveyed to the correct storm drain inlet for which it was designed.

Please approve this Administrative Exception request for the KB Potranco Unit 8 subdivision plat per the explanations indicated above. We appreciate your time and consideration in this matter. Please contact our office should you have any questions or require any additional information.

Sincerely,



Catherine Paez, P.E.
Project Engineer

Cc: Bexar County Infrastructure Services Department, Public Works Division

M:\310004.312 KB Potranco Unit 8\Documents\Letters\administratve exception letter - k values.doc

**PLANNING COMMISSION
SUBDIVISION**

AGENDA ITEM NO: 15 June 11, 2008

BRADBURY COURT, UNIT 3
SUBDIVISION NAME

MAJOR PLAT

070369
PLAT #

COUNCIL DISTRICT: Outside San Antonio City Limits

FERGUSON MAP GRID: 586 A-2

OWNER: Tenotex Partners, Inc., by Israel Fogiel

ENGINEER: Turner Collie Braden, by Heather O'Gorman

CASE MANAGER: Donna L. Schueling, Planner (207-5016)

Date filed with Planning Commission: May 22, 2008

Location: Extending Booker Bay eastward from Bradbury Court Unit 1

Services Available: Bexar Metropolitan Water District and San Antonio River Authority Sewer

Zoning: Outside San Antonio City Limits

Plat is in accordance with:

MDP 730, Ventura 10-A was accepted on May 13, 2002.

Proposed Use: Residential

APPLICANT'S PROPOSAL:

To plat 17.884 acres consisting of 98 single family lots, 2 non-single family lots and 3,085 linear feet of public streets.

STAFF RECOMMENDATION:

Approval

BY: _____ DEPUTY

1 inch = 100 ft.

100

**PLANNING COMMISSION
SUBDIVISION**

AGENDA ITEM NO: 16 June 11, 2008

STEUBING/BABCOCK
ROAD UNIT-1
SUBDIVISION NAME

MINOR

080038
PLAT #

COUNCIL DISTRICT: 8

FERGUSON MAP GRID: 547 F-1

OWNER: Steubing Farm, L.P. by Garnet R. Steubing

ENGINEER: Pape-Dawson Engineers, Inc., by Rick Wood P.E.

CASE MANAGER: Robert Lombrano, Planner (207-5014)

Date filed with Planning Commission: May 27, 2008

Location: Northwest of the intersection of Babcock Road and De Zavala Road

Services Available: SAWS Water and Sewer

Zoning: R-6 Residential Single Family District
ERZD Edwards Recharge Zone District

Plat is in accordance with:

MDP # 021-06, Steubing/Babcock Road was accepted August 6, 2007.

Proposed Use: Non Buildable Lots

APPLICANT'S PROPOSAL:

To plat **22.287** acres consisting of **2** non-single family lots.

DISCUSSION:

This plat lies within the Edwards Recharge Zone District and has been reviewed by the Aquifer Protection and Evaluation Section of the San Antonio Water Systems, as indicated in the attached report. No significant recharge features were observed

on this site. This plat meets all of the requirements for development over the recharge zone.

The Department of Development Services has cited: Section 35-515 (C) (4), regarding Lots Frontage. The applicant's engineer has submitted a request for an variance to the requirement. The Development Services Department, Engineering has no objection to the granting of the variance as indicated in their attached report.

STAFF RECOMMENDATION:

Staff has reviewed the proposed plat and found it in conformance with the Unified Development Code. With regards to the variance staff does concur with the applicant's justification, therefore the Director of Development Services recommends **approval** of the variance and plat.



STATE OF TEXAS
COUNTY OF BEAR

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY, PERSONALLY APPEARED JOHN C. STEVENS, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS HEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

WITNESS MY HAND AND SEAL OF OFFICE THIS 10th DAY OF March 1911.

STATE OF TEXAS
COUNTY OF BEAR
COUNTY CLERK OF BEAR COUNTY
DO HEREBY CERTIFY THAT THIS PLAY WAS FILED FOR RECORD IN MY OFFICE, ON _____
DAY OF _____ A.D. _____ AT _____
THE _____ DAY OF _____ A.D. _____
IN AND DULY RECORDED
IN THE RECORDS OF
OF SAID COUNTY.
ON PAGE _____
IN BOOK VOLUME _____ THEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS
DAY OF _____ A.D. _____
COUNTY CLERK, BEAR COUNTY, TEXAS

JOB NO. 6352-02



THIS PLAN OF STUEBING / BABCOCK RD. - UNIT 1 HAS BEEN
SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS
AND IS HEREBY APPROVED BY SUCH COMMISSION

PAPE-DAWSON ENGINEERS

[illegible]

SUBJECT: INFORMATION ON THE FILING OF

AND CONSTRUCTION, IMPROVEMENTS, OR STRUCTURES ARE ALLOWED WITHIN THE VARIABLE WIDTH DRAINAGE EASEMENTS/100 YEAR FLOOD PLAIN WITHOUT APPROVED BY THE DIRECTOR OF PUBLIC WORKS THE CITY OF SAN FRANCISCO.

[illegible]

Abstract

[illegible]

STATE OF TEXAS

COUNTY OF BEAR
HEREBY CERTIFY
THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN
TO THE MATTERS OF STREETS, LOTS AND DRAINAGE LAYOUT, TO THE BEST
OF MY KNOWLEDGE THIS PLAN CONFORMS TO ALL REQUIREMENTS OF THE UNITED
DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE SAN ANTONIO
PLANNING COMMISSION.

Curt Wood
LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS
COUNTY OF BEXAR

WE HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING ACCORDING TO ACTUAL SURVEY MADE ON THE GROUND BY PAPE-DAWSON ENGINEERS INC.

~~REGISTERED PROFESSIONAL LAND SURVEYOR~~

File: P:\63\62\02\DESIGN\CIVIL\PLAT\PL636202.dwg





DEVELOPMENT SERVICES
RECEIVED

2008 MAY 22 PM 3: 37

May 12, 2008

Mr. Johnny Martinez, P.E.
Pape-Dawson Engineers Inc.
555 East Ramsey
San Antonio, Texas 78216

RE: File No. 0805001 - Request for review of **Steubing / Babcock Rd. - Unit 1, Plat No. 080038** located north of Babcock Rd. and Old Babcock Rd.

Dear Mr. Martinez:

On May 2, 2008, the Aquifer Protection & Evaluation Section of the Resource Protection Division of the San Antonio Water System (SAWS) received a request to review a plat for the property referenced above. Staff reviewed the documentation submitted and conducted field observations of the referenced plat to ensure compliance with applicable requirements for development over the Edwards Aquifer Recharge Zone (EARZ). The land use of the subject plat is for a city park or natural vegetation and consists of approximately 22.287 acres located entirely within the EARZ. No significant features were observed. The western portion of the property lies within a 100-year floodplain preservation area.

The proposed development is a **Category 2** property under the provisions of Aquifer Protection Ordinance No. 81491. In accordance with Ordinance No. 81491, an Aquifer Protection Plan for all Category 2 and 3 properties is required to be submitted to and approved by the Aquifer Protection & Evaluation Section of the San Antonio Water System. An Aquifer Protection Plan has not been submitted to SAWS for approval at the time of this request. **The release of building/water service permits will be contingent on receipt and approval of the Aquifer Protection Plan.**

Should any documentation become available that would alter this Category designation, the documentation may be submitted to the San Antonio Water System for review and possible Category redesignation.

At the time of this request, it is unknown if a Water Pollution Abatement Plan (WPAP) and an Organized Sewage Collection System (SCS) Plan has been submitted to or approved by the Texas Commission on Environmental Quality (TCEQ). **No building permit will be released until a Water Pollution Abatement Plan has been submitted to and approved by TCEQ.**

Mr. Johnny Martinez, P.E.
Steubing / Babcock Rd. - Unit 1, Plat No. 080038
Page 2

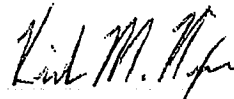
DEVELOPMENT SERVICES
RECEIVED

2008 MAY 22 PM 3:37

After careful review of the project and the documentation submitted by the applicant, the Aquifer Protection & Evaluation Section of the Resource Protection Division of the San Antonio Water System, recommends the approval of Steubing / Babcock Rd. - Unit 1, Plat No. 080038.

If you have any questions regarding this matter, please contact the Aquifer Protection & Evaluation Section at (210) 233-3520.

Sincerely,



Kirk M. Nixon
Manager
Resource Protection Division

KMN:GDJ:pzg



CITY OF SAN ANTONIO

DEVELOPMENT SERVICES DEPARTMENT

ADMINISTRATIVE EXCEPTION VARIANCE REQUEST ANALYSIS

Project:	Steubing/ Babcock Road Unit 1
Address:	
A/P #/PPR #/Plat#:	Plat# 080038
AEVR #:	
AEVR Submittal Date:	12/07/2007
AEVR Submitted by:	Johnny G. Martinez, P.E., Owner's Representative
Issue:	Lots not fronting a public or private street
Code Sections:	2006 Unified Development Code (UDC), Section 35-515 (C)(4)
By:	Juan M. Ramirez, P.E.

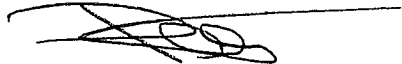
The Development Services Department (DSD) Administrative Exception Variance Request Committee (AEVRC) has reviewed the information presented in Mr. Martinez letter dated December 7, 2007. The proposed development consists of 22.39 acres in which 5.1 acres will be dedicated to the City of San Antonio and the remaining acreage will be platted as green space accessible by the City of San Antonio. The project is located in the vicinity of Baunberger Nature Park located along Vance Jackson and Babcock Rd. , a four (4) lane Secondary arterial, or minimum eighty-six foot (86') Right-Of-Way (ROW), as shown on the Major Thoroughfare Plan. Also refer to the applicant's letter and site plan for more information.

The Unified Development Code (UDC) – Article V, Section 35-515 (C) (4), Lots – Frontage- requires all lots shall front on a public or private street and shall have a minimum frontage width as indicated in section 35-310. Currently, the applicant does not front a public or private street. The DSD AEVRC agrees with the applicant's analysis to waive the Lots not to front into a public or private street for the following reasons:

1. The park area has access through an existing recorded ingress/egress easement to and from a public street (Old Babcock Road).
2. Historically, Development Services has approved similar request.

The AEVRC believes the proposed exception does meet the intent of the UDC and supports this AEVR. Therefore, the AEVRC recommends approval.

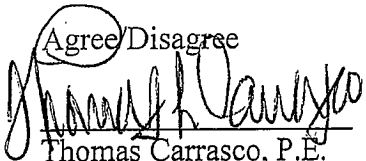
RECOMENDATION: With Staff Support



Pablo G. Martinez, P.E.
Senior Engineer
DSD – Land Development Engineering

1/9/09
Date

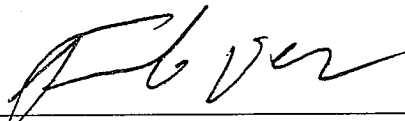
Agree/Disagree



Thomas Carrasco, P.E.
Chief Engineer
DSD – Land Development Engineering

1/9/09
Date

I have reviewed the AEVR Analysis and concur with the recommendation.



Roderick J. Sanchez, AICP, CBO
Director
Development Services Department

1/11/09
Date



LAND DEVELOPMENT ENVIRONMENTAL TRANSPORTATION WATER RESOURCES SURVEYING

RECEIVED
07 DEC 11 PM 4:05

December 7, 2007

LAND DEVELOPMENT
SERVICES DIVISION

Administrative Exception
Development Services Staff
Development Services Department
City of San Antonio
1901 South Alamo
San Antonio, TX 78205

Re: Steubing/Babcock Road Unit-1
Plat No. 080038
Administrative Exception

Dear COSA DSD:

The Developer wishes to request an administrative exception for the referenced plat per City of San Antonio Article 35-436. The submitted plat indicates that 22.39 acres will be platted with 5.1 acres being subdivided, which will be dedicated to the City of San Antonio to fulfill park requirements per approved MDP No. 021-06. The remaining acreage will remain under current ownership, but will be platted as green space accessible for usage by City of San Antonio Linear Parks Division to provide access to the adjoining Baumberger (Leon Creek) Nature Park. Said remaining acreage is intended to be eventually conveyed to the City of San Antonio by separate agreement by the Developer for inclusion to said nature park.

Being that the boundary of the platted acreage does not front onto a public street or recorded access easement per UDC 35-515(c)(4), the Developer requests an administrative variance in allowing this plat to proceed as submitted. It is understood that once conveyed to the City, the acreage will be wholly incorporated as part of the nature park which is currently access by Old Babcock Road.

We ask that this exception be allowed pursuant to City approval.

Thank you for your consideration on this matter. If you have any questions or require any additional information, please do not hesitate to contact our office at your earliest convenience.

Sincerely,

Johnny G. Martinez, P.E.
Pape-Dawson Engineers, Inc.

Attachment(s)

**PLANNING COMMISSION
SUBDIVISION**

AGENDA ITEM NO: 17 June 11, 2008

PARADIGM HOTEL
SUBDIVISION NAME

MAJOR PLAT

070167
PLAT #

COUNCIL DISTRICT: 1

FERGUSON MAP GRID: 616 F-3

OWNER: Paradigm Hotel SA River Walk, LP, by Tim Sanford

ENGINEER: Pape-Dawson Engineers, Inc., by Thomas M. Carter

CASE MANAGER: Donna L. Schueling, Planner (207-5016)

Date filed with Planning Commission: May 23, 2008

Location: On the south side of Ninth Street at Arden Grove

Services Available: SAWS Water and Sewer

Zoning: D Downtown District
RIO-2 River Improvement Overlay District

Proposed Use: Hotel

APPLICANT'S PROPOSAL:

To plat **1.345** acres consisting of **1** non-single family lot

DISCUSSION:

The Department of Development Services has cited: Section 35-432(e) & 35-506(d)(9)(A) of the UDC regarding Right-of-Way dedication. The applicants engineer has submitted a request for variance to the requirements. The Development Services Department, Engineering has no objection to the granting of the variance as indicated in their attached report.

The Department of Public Works cited: Section 35, Appendix F – Subdivision C, Section A, paragraph (f)(26)(C); and Section 35, Appendix F – Subdivision C, Section A, paragraph (f)(26)(E) of the UDC. The applicants engineer has submitted a request for variances to the requirements. The Department of Public Works, Engineering has no objection to the granting of the variance as indicated in their attached report.

STAFF RECOMMENDATION:

Staff has reviewed the proposed plat and found it in conformance with the Unified Development Code with exception to the above mentioned variances. With regards to these variances, staff does concur with the applicant's justification, therefore the Director of Development Services recommends **approval** of the variances and plat.



CITY OF SAN ANTONIO

DEVELOPMENT SERVICES DEPARTMENT

ADMINISTRATIVE EXCEPTION VARIANCE REQUEST ANALYSIS

Project: Paradigm Hotel

Address:

A/P #/PPR #: Plat # 070167

AEVR #:

AEVR Submittal Date: 10/18/07

AEVR Submitted by: Thomas M. Carter, P.E., Pape-Dawson Engineers

Issue: R.O.W. Dedication

Code Sections: 2006 Unified Development Code (UDC), Section 35-432(e) & Section 35-506 (d)(9) (A)

By: Jesse T. Muñiz, P.E. – Engineer


The Development Services Department (DSD) Administrative Exception Variance Request Committee (AEVRC) has reviewed the information presented in Mr. Carter's letter dated October 18, 2007. Please refer to the attached applicant letter for more information.

The Unified Development Code (UDC) – Article V, Section 35-506 (d) (9) (A), Cross Section and Construction Standards – Substandard Existing Streets, where subdivisions within the city limits are adjacent to existing streets and right-of-way widths of those existing streets are less than the minimum right-of-way widths as set out in this chapter for all streets, no building permits shall be granted until the right-of-way widths have been dedicated to the minimum widths required by this chapter abutting the development. In addition, subdivisions of land within the city limits shall require sidewalk and may require curb and pavement improvements in accordance with article V and ADA guidelines at platting. Currently the applicant does not wish to dedicate the required Right-of-way. DSD AEVRC agrees with the applicants' analysis for the following reasons:

1. If the applicant complies strictly with the provisions of these regulations, he/she can make no reasonable use of his/her property.
2. The hardship relates to the applicant's land rather than personal circumstances.
3. According to the River North Master Plan, additional ROW will not be required for future improvements.

The AEVRC believes the proposed exception **does** meet the intent of the UDC and is therefore approved.

RECOMENDATION: APPROVED

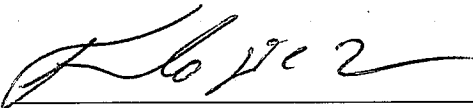


Thomas Carrasco, P.E.
Chief Engineer
Development Services Department

11/26/07

Date

I have reviewed the AEVR Analysis and concur with the recommendation.



Fernando J. De Leon, P.E.
Assistant Director
Development Services Department

11/26/07

Date



LAND DEVELOPMENT ENVIRONMENTAL TRANSPORTATION

RECEIVED
WATER RESOURCES SURVEYING
07 OCT 19 AM 10:33

October 18, 2007

LAND DEVELOPMENT
SERVICES DIVISION

Administrative Exception / Variance Request Review
c/o Development Services Staff
Development Services Department
City of San Antonio
1901 S. Alamo
San Antonio, TX 78204

Re: Paradigm Hotel
Plat No. 070167
UDC Code Section 35-432(e) – ROW (revised)
Administrative Exception

To Whom It May Concern:

We would like to request an Administrative Variance for the proposed Paradigm Hotel. The Paradigm Hotel is a 1.345-acre site located adjacent to and on the west side of the San Antonio River and southeast of the intersection on Ninth Street and Arden Grove near downtown San Antonio. Submittal of this variance is to request the dedication of right-of-way (ROW) not be required along Ninth Street, as currently required by the City of San Antonio Unified Development Code (UDC) 35-432(e).

Currently the City of San Antonio requires a 60.0 foot ROW for Ninth Street. In order to comply with the City's UDC the Paradigm Hotel would have to dedicate 2.2 feet of ROW between St. Mary's Street and Arden Grove and 1.0 foot of ROW between Arden Grove and Ave. B.

We feel the ROW should not be dedicated for the following reasons:

- The City of San Antonio recently adopted The River North Tax Increment Reinvestment Zone (TIRZ) Number 27. Pedestrian access into downtown and the river walk areas are among the plans outlined by the TIRZ.
- Some of the improvements proposed by the TIRZ include: to make existing streets one lane in each direction, make existing streets narrower, reduce the speed of vehicular traffic and increase existing sidewalk widths in order to provide a safer environment for pedestrian travel.

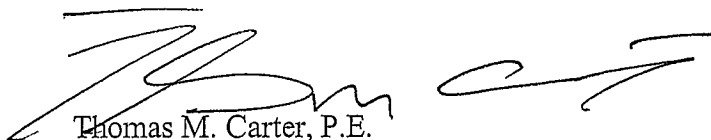
City of San Antonio
Paradigm Hotel, Plat No. 070167
Administrative-Exception
October 18, 2007
Page 2 of 2

RECEIVED
07 OCT 19 AM 10:33

In conclusion, the required ROW dedication along Ninth Street between St. Mary's Street and Ave. B. would not allow for significant improvements; therefore, we are requesting that the ROW dedication not apply.

If you have any questions or require additional information, please feel free to call our office.

Sincerely,
Pape-Dawson Engineers, Inc.



Thomas M. Carter, P.E.
Vice President, Land Development

P:\6646\00\WORD\LETTERS\071009A1.DOC

For Office Use Only:		AEVR #: _____	Date Received: _____
<u>DSD – Director Official Action:</u>			
<input type="checkbox"/> APPROVED	<input type="checkbox"/> APPROVED W/ COMMENTS	<input type="checkbox"/> DENIED	
Signature: _____	Date: _____		
Printed Name: _____	Title: _____		
Comments: _____	_____		

CITY OF SAN ANTONIO
DEPARTMENT OF PUBLIC WORKS
Interdepartmental Correspondence Sheet

TO: City of San Antonio Planning Commission
Murray H. Eman, Chairman

FROM: W. Erwin Burden, P.E., C.F.M., City of San Antonio Floodplain Administrator *WJB*

COPIES TO: W. Erwin Burden, P.E., C.F.M., file

SUBJECT: Floodplain Development Permit Variance Request
Paradigm Hotel, Plat No. 070167 *FPV 08-004*

DATE: December 10, 2007

Storm Water Engineering Division of Department of Public Works has reviewed two requests for variance to the floodplain requirements as submitted by Pape Dawson Engineers on behalf of their client Paradigm Hotel Group, LLC, for the above mentioned project. It is recommended that the variances be approved for the reasons cited below:

The first variance requested is from UDC Appendix F- Subdivision C, Section A, paragraph (f)(26)(E) which states that unflooded vehicular access must be available to the development from a public street.

The second variance is requested from UDC Appendix F- Subdivision C, Section A, paragraph (f)(26)(C) which states that the lowest finished floor elevation and/or the height to which the building must be flood-proofed is no lower than the higher elevation of the energy grade line or the water surface elevation plus one foot (1') of the regulatory 100 year floodplain.

The currently accepted FEMA (and ultimate development) floodplain(s) inundate the entire Paradigm Hotel parcel. The site is located along the "Mission Reach" of the San Antonio River, which is currently under construction and is slated to be completed by mid-2009. At that time the entire Paradigm Hotel parcel and the surrounding area will be removed from the floodplain. Consequently, neither unflooded access nor the finished floor elevation will be an issue. Therefore, the granting of this variance will not adversely affect property owners in this proposed area of development.

The proposed improvements to this 1.35-acre tract of land will not increase the risk to public safety and therefore Storm Water Engineering is supporting this variance request.

Please contact Joseph Sandoval, E.I.T. at 207-0183 or Robert Browning, P.E., C.F.M. at 207-5890 if you have any questions or require additional information.

WEB/js



LAND DEVELOPMENT ENVIRONMENTAL TRANSPORTATION WATER RESOURCES SURVEYING

October 30, 2007

Administrative Exception/Variance Request Review
c/o Development Services Staff
City of San Antonio
Development Services Department
1901 S Alamo
San Antonio, TX 78204

RECEIVED
07 NOV 13 PM 1:19
LAND DEVELOPMENT
SERVICES DIVISION

Re: Paradigm Hotel (San Antonio River) Conditional Letter of Map Revision (CLOMR)
Plat No. 070167
Code Chapter 35, Appendix F, Subdivision C, Section A, (f)(26)E

Dear COSA DSD:

In accordance with Section 35-F135 of the Floodplain Ordinance, we are requesting an administrative exception/variance to Subdivision C, Section A, paragraph (f)(26)E, which prohibits 100-year floodplain reclamation for properties where unflooded access to the development is unavailable. The site is located south of the intersection of 9th and St. Mary's Streets. The project consists of approximately 1.35-acres and is bound by St. Mary's Street to the north/northwest and 9th Street to the northeast. The San Antonio River is the southern boundary of the site. The effective, ultimate development and DFIRM floodplains inundate the entire parcel. The site is located along the "Mission Reach" of the San Antonio River, which is currently under construction and is slated to be completed by mid-2009. At that time, the entire Paradigm Hotel parcel and the surrounding area will be removed from the floodplain and unflooded access will not be an issue.

As the development will be completely taken out of the floodplain within the next two years, this administrative exception/variance request is being submitted so that the floodplain development permit is granted and construction can begin.

If the applicant complies with provisions of the regulations as set out in the City of San Antonio Unified Development Code Appendix F (C) (A) (f), item (26)E the applicant would not be able to make reasonable use of their property, as it would be inaccessible during flood events.

The applicant has taken practical measures to ensure the health, safety and welfare to the general public and an administrative exception/variance will not cause harm to the public. Given the circumstances, the public interest (especially the economic development of the area) of granting the administrative exception/variance outweighs the public interest in not granting it.

RECEIVED
07 NOV 13 PM 1:19

The following items have been included in accordance with City of San Antonio Information Bulletin 124:

1. ***If the applicant complies strictly with the provision of these regulations, he/she can make no reasonable use of his or her property:***

If the applicant complies, they cannot make reasonable use of their land.

2. ***The hardship relates to the applicant's land, rather than personal circumstances:***

This hardship relates to the land and not the applicants personal circumstances.

3. ***The hardship is unique, or nearly so, rather than one shared by many surrounding property owners:***

This hardship is unique to this site and is not shared by the surrounding property owners.

4. ***The hardship is not the result of the applicant's own actions:***

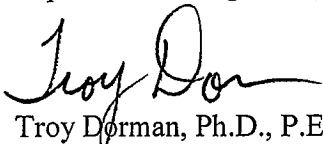
The hardship faced by the applicant is not a result of their actions.

5. ***The granting of the variance will not be injurious to other property and will not prevent the orderly subdivision of other property in accordance with these regulations:***

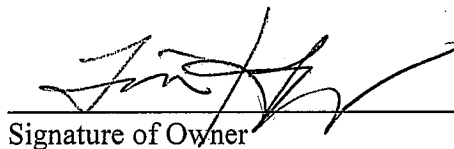
If this variance is granted, it will not be injurious to other property and its effects will only affect the area within the project limits of the site.

We believe that the impacts of granting this variance would result in no adverse effects to the upstream or downstream floodplain due to development. We also believe that the project design is consistent with the goals and intent of Appendix F of the UDC (COSA Floodplain Ordinance). We appreciate your consideration of this request.

Sincerely,
Pape-Dawson Engineers, Inc.



Troy Dorman, Ph.D., P.E.
Vice President, Water Resources



Signature of Owner

Attachments

P:\66\46\00\Word\Letters\071029a1 - Variance Request.doc



LAND DEVELOPMENT ENVIRONMENTAL TRANSPORTATION WATER RESOURCES SURVEYING

November 26, 2007

Administrative Exception/Variance Request Review
c/o Development Services Staff
City of San Antonio
Development Services Department
1901 S Alamo
San Antonio, TX 78204

RECEIVED
07 NOV 29 AM 10:12
LAND DEVELOPMENT
SERVICES DIVISION

Re: Paradigm Hotel (San Antonio River) Conditional Letter of Map Revision (CLOMR)
Plat No. 070167
Code Chapter 35, Appendix F, Subdivision C, Section A, (f)(26)C

Dear COSA DSD:

In accordance with Section 35-F135 of the Floodplain Ordinance, we are requesting an administrative exception/variance to Subdivision C, Section A, paragraph (f)(26)E, which prohibits 100-year floodplain reclamation for properties where the lowest finished floor elevation is less than the water surface elevation plus one foot (1') of the regulatory 100-year floodplain. The site is located south of the intersection of 9th and St. Mary's Streets. The project consists of approximately 1.35-acres and is bound by St. Mary's Street to the north/northwest and 9th Street to the northeast. The San Antonio River is the southern boundary of the site. The effective, ultimate development and DFIRM floodplains inundate the entire parcel. The site is located along the "Mission Reach" of the San Antonio River, which is currently under construction and is slated to be completed by mid-2009. At that time, the entire Paradigm Hotel parcel and the surrounding area will be removed from the floodplain and the finished floor elevation will not be an issue.

As the development will be completely taken out of the floodplain within the next two years, this administrative exception/variance request is being submitted so that the floodplain development permit is granted and construction can begin. Once the river improvements are complete, all finished floor elevations will be at least one foot above the ultimate development floodplain.

The current building plans to set the finished floor elevation above the effective FEMA floodplain (and not provide a foot of freeboard above the ultimate development floodplain) are appropriate, as the ultimate development build out of the watershed will not occur prior to completion of the river improvements.

By setting the finished floor elevations above the effective floodplain, the applicant has taken practical measures to ensure the health, safety and welfare to the general public and an administrative exception/variance will not cause harm to the public. Given the circumstances, the public interest (especially the economic development of the area) of granting the administrative exception/variance outweighs the public interest in not granting it.

The following items have been included in accordance with City of San Antonio Information Bulletin 124:

1. *If the applicant complies strictly with the provision of these regulations, he/she can make no reasonable use of his or her property:*

If the applicant complies strictly with the provision of these regulations, reasonable use of the property cannot be made by raising the finished floor elevation. Raising the finished floor an additional foot will require the raising of 9th Street by two to three feet. It will also limit access to the river improvements. If an Administrative Exception/Variance is granted, the regulations will be met within a few months (when the adjacent portion of the river improvements is complete).

2. *The hardship relates to the applicant's land, rather than personal circumstances:*

This hardship relates to the land and not the applicants personal circumstances.

3. *The hardship is unique, or nearly so, rather than one shared by many surrounding property owners:*

This hardship is unique to this site and is not shared by the surrounding property owners.

4. *The hardship is not the result of the applicant's own actions:*

The hardship faced by the applicant is not a result of their actions.

5. *The granting of the variance will not be injurious to other property and will not prevent the orderly subdivision of other property in accordance with these regulations:*

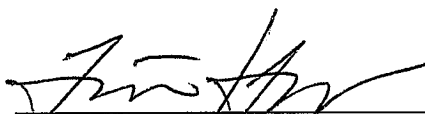
If this variance is granted, it will not be injurious to other property and its effects will only affect the area within the project limits of the site.

We believe that the impacts of granting this variance would result in no adverse effects to the upstream or downstream floodplain due to development. We also believe that the project design is consistent with the goals and intent of Appendix F of the UDC (COSA Floodplain Ordinance). We appreciate your consideration of this request.

Sincerely,
Pape-Dawson Engineers, Inc.



Troy Dorman, Ph.D., P.E.
Vice President, Water Resources



Signature of Owner

Attachments

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PLANNING COMMISSION

VARIANCE REQUEST

AGENDA ITEM NO: 18 June 11, 2008

GREAT FAITH TEMPLE APOSTOLIC CHURCH
PROJECT NAME

030540
PLAN #

COUNCIL DISTRICT: 10

FERGUSON MAP GRID: 519 C-6

OWNER: Douglas Thompson

CASE MANAGER: Ernest Brown, Planner (210) 207-5017

Date filed with Planning Commission: May 23, 2008

Location: Near the intersection of Nacogdoches Road and Toepperwein Road

Services Available: SAWS Water and Sewer

Zoning: R-6 Residential Single Family
PUD Planned Unit Developmet

Proposed Use: Non-single Family

APPLICANT'S PROPOSAL:

The applicant is requesting the variance to the Unified Development Code (UDC), Section 35-506(d)(9)(A) (Substandard Existing Street).

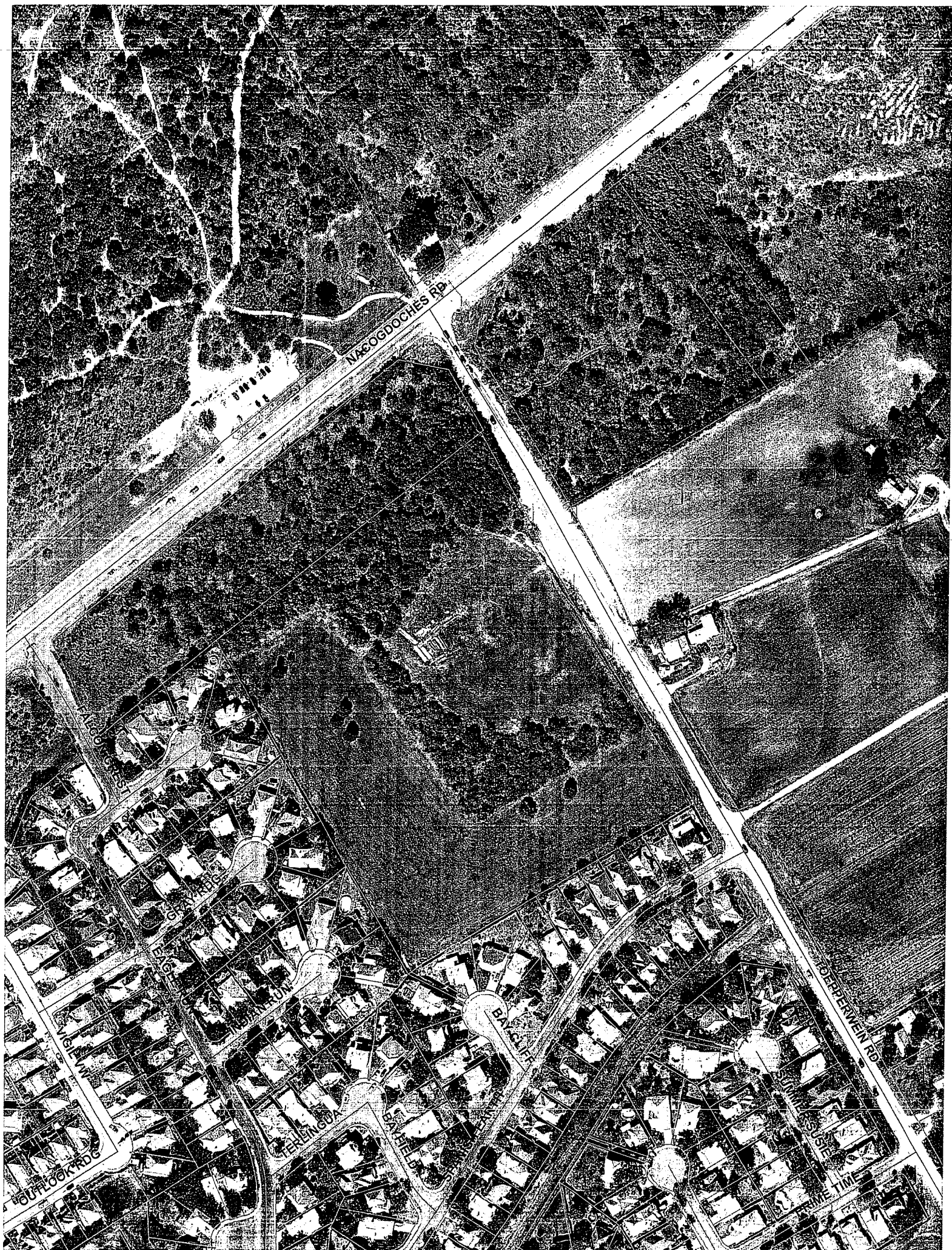
STAFF RECOMMENDATION:

Staff **does not** recommend the approval of proposed variance request. The recommendation is based upon:

- The above reference section of the UDC states where the subdivision within the city limits are adjacent to existing streets and right-of-way widths of those existing street are less than the mimium right-of-way widths as set out in the above referenced section for all streets, no

building permits shall be granted until the right-of-way widths have been dedicated to the minimum widths required abutting the development.

- Curb, sidewalk and pavement improvements adjacent to the development for multi-family and commercial developments shall be provided on substandard width existing streets at the time of building permit.
- DSD Staff believes believes the proposed variance request does not meet the intent of the UDC.





CITY OF SAN ANTONIO

DEVELOPMENT SERVICES DEPARTMENT

ADMINISTRATIVE EXCEPTION VARIANCE REQUEST ANALYSIS

Project:	Greater Faith Temple Apostolic Church
Address:	
A/P #/PPR #/Plat#:	Plat# 030540
AEVR #:	
AEVR Submittal Date:	05/08/08
AEVR Submitted by:	Douglass Thompson, Pastor
Issue:	Substandard Existing Streets
Code Sections:	2007 Unified Development Code (UDC), Section 35-506 (d)(9)(A)
By:	Juan M. Ramirez, P.E.

The Development Services Department - Engineering received and reviewed a letter dated May 8, 2008 from the owner of subject property, wherein a request for a variance exception to the Unified Development Code (UDC), Section 35-506(d) (9) (A) (Substandard Existing Street) is made. The proposed development consists of 1 non single family 11.80 acres and is located near the intersection of Nacogdoches Rd. and Toepperwein Rd.

Response to Section 35-506(d) (9) (A) (Substandard Existing Street) Variance Exception:

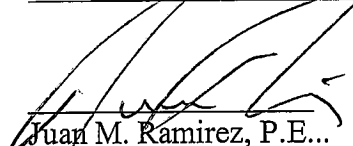
The Unified Development Code (UDC) – Article V, Section 35-506 (d) (9) (A) Substandard Existing Street: Where subdivisions within the city limits are adjacent to existing streets and right-of-way widths of those existing streets are less than the minimum right-of-way widths as set out in this chapter for all streets, no building permits shall be granted until the right-of-way widths have been dedicated to the minimum widths required by this chapter abutting the development. In addition, curb, sidewalk and pavement improvements adjacent to the development for multi-family and commercial developments shall be provided on sub-standard width existing streets at the time of building permit.

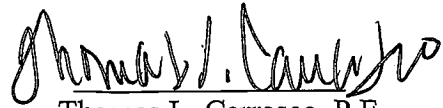
The applicant is requesting a variance to the pavement improvements in front of their property. The applicant is willing to accept as a condition for the Planning Commission approval of the Variance Request that no subsequent new building permit, unrelated to this current project, would be issued without the proper pavement improvements.

The DSD Staff believes the proposed variance request **does not** meet the intent of the UDC and is therefore denied.

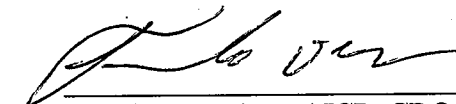
RECOMMEND DENIAL OF VARIANCE:

Agree/Disagree:


Juan M. Ramirez, P.E...
Engineer
DSD – Land Development Engineering
5-15-08
Date


Thomas L. Carrasco, P.E.
Development Services Engineer
DSD – Land Development Engineering
5/22/08
Date

I have reviewed the AEVR Analysis and concur with the recommendation.


Roderick Sanchez, AICP, CBO
Director
Development Services Department

Greater Faith Temple Apostolic Church

1731 East Houston Street • San Antonio, Texas 78202 • (210) 271-3795

District Elder Douglass Thompson, Pastor

May 8, 2008

030540
Mr. F. Deleon
City of San Antonio
Development Services Department
1901 S. Alamo
San Antonio, Texas 78204

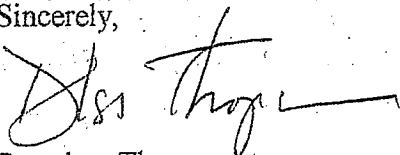
Re: VARIANCE REQUEST

Dear Mr. Deleon,

Please find our submission of Variance Request application to the Planning Commission. We want to thank you for all your help and assistance with this project. This is a most trying time for our church. I can be reached at (210) 854-4288 if you or anyone other party need to speak with me. We will anxiously wait to hear from the appropriate authority on this issue.

Again, thank you in advance for your services.

Sincerely,



Douglass Thompson
Pastor

VARIANCE REQUEST

This Variance is requested with regard to Subdivision Ordinance Article 35-506 (d) (9) which stipulates that for commercial and multi-family developments the Developer shall provide "pavement improvements" on/for adjacent streets having existing sub-standard pavement width.

The Greater Faith Temple Apostolic Church purchased and platted as a single lot an 11.8 acre site abutting Toepperwein Road. Subsequently, the Church had an architect develop an ultimate-use site plan followed by a first phase site plan which utilized perhaps 50% of the 11.8 acre lot. Plans were submitted for building permit on or about August 30, 2004 and those plans were approved on or about December 27, 2004 with no requirement for (nor request for) the construction of addition of pavement for the abutting Toepperwein Road. (Which seemed appropriate since this Christian Church is neither a Commercial nor a multi-family development.) The Church then secured construction and permanent loans for construction based on City-approved plans. The project was delayed for financial reasons until January 2007. The Original permit was reactivated on August 23, 2006 with an extension to expire on March 20, 2007. Construction and permanent loan was reactivated and approved on March 14, 2007. Contract to commence construction was released on March 14, 2007. In the interim between December 2004 and August 23, 2006, the Church initiated a minor change to the plan which shifted the building and parking location a bit but made no change in the scope of the first phase project.

In response to the submittal of this minor revision on February 4, 2008, Development Services "added-on" a Toepperwein Road pavement widening requirement. It is this "added-on" requirement for pavement widening which is the subject of the Variance. It should be noted that the Church did give to the public by plat dedication a 13 ft. wide, 0.14 acre strip of property along the frontage of the lot.

At this late period in the construction stage, the addition of such a pavement widening requirement all along the 820-LF frontage of the 11.8 acre lot imposes a real and significant hardship to this Church with its contribution-based, limited resources. [The Church's engineer has discussed with D.S. staff an alternate pavement and turn lane improvement whose cost turned out to be about the same as a full-length, near-side pavement add-on.] The Church is ultimately willing to contribute appropriately to improvements to the fronting public roadway, but takes issue with such a requirement being imposed at this point in the project construction stage. The Church would be willing to accept as a condition for the Commission's approval of the Variance Request that no subsequent new building permit, unrelated to this current project, would be issued without concurrent construction of Toepperwein pavement widening consistent with the language of the Code.

Hence, our requests for a Variance to allow the deferral of pavement improvement of the abutting roadway until subsequent permit application (s) are processed.

030540

Continuing with regard to some of the language on the Variance Request form, we would assert that not arbitrarily adding-on an isolated segment of extra pavement at this time will have virtually no effect at all on safety or public welfare. Ours is now a fairly small congregation, and other than a Sunday morning our people will have little effect on traffic. We would be prepared to make some reasonable, limited changes to our typical driveway entry configuration if the City believes such would enhance public safety.

If the Commission will excuse us, our Church Variance request does not fit neatly into the "bullet point" procedure noted on the form, so we shall not try to force it to. We are not a Developer attempting to cut expenses and maximize profits; we are a church looking only to defer an unexpected expense until our congregation is large enough to bear the expense.

CITY OF SAN ANTONIO

INDIVIDUAL AGENDA

CONVENTION, SPORTS AND ENTERTAINMENT FACILITIES
INTERDEPARTMENTAL CORRESPONDENCE SHEET

TO: Planning Commission

FROM: Michael J. Sawaya, Director, Convention, Sports and Entertainment
Facilities *Mike Sawaya*

DATE: Wednesday, May 22, 2008

SUBJECT: Public hearing, briefing and consideration of conveyance of Municipal Auditorium and San Antonio Fire Department Headquarters Building to Bexar County Performing Arts Center Foundation

Staff is requesting that this item be placed on the individual agenda for the Planning Commission meeting on June 11, 2008.

BACKGROUND

On February 14, 2008, City Council approved a Memorandum of Understanding ("MOU") with Bexar County and the Bexar County Performing Arts Center Foundation ("Foundation"), a non-profit corporation currently seeking tax exempt status under 501(c)(3) of the Internal Revenue Code of 1986. The MOU provided that the City would convey the Municipal Auditorium, located at 100 Auditorium Circle, and the adjacent San Antonio Fire Department Headquarters Building, located at 115 Auditorium Circle, as well as the underlying real estate to the Foundation for a new performing arts center campus, subject to Bexar County providing up to \$100,000,000.00 for the construction of the campus and the Foundation establishing a reserve fund of not less than \$10,000,000 for the support of the campus. On May 10, 2008 voters approved the extension of visitor taxes to fund this and other projects. The negotiation of a Grant and Conveyance Agreement with the parties setting out further details of the project has been completed.

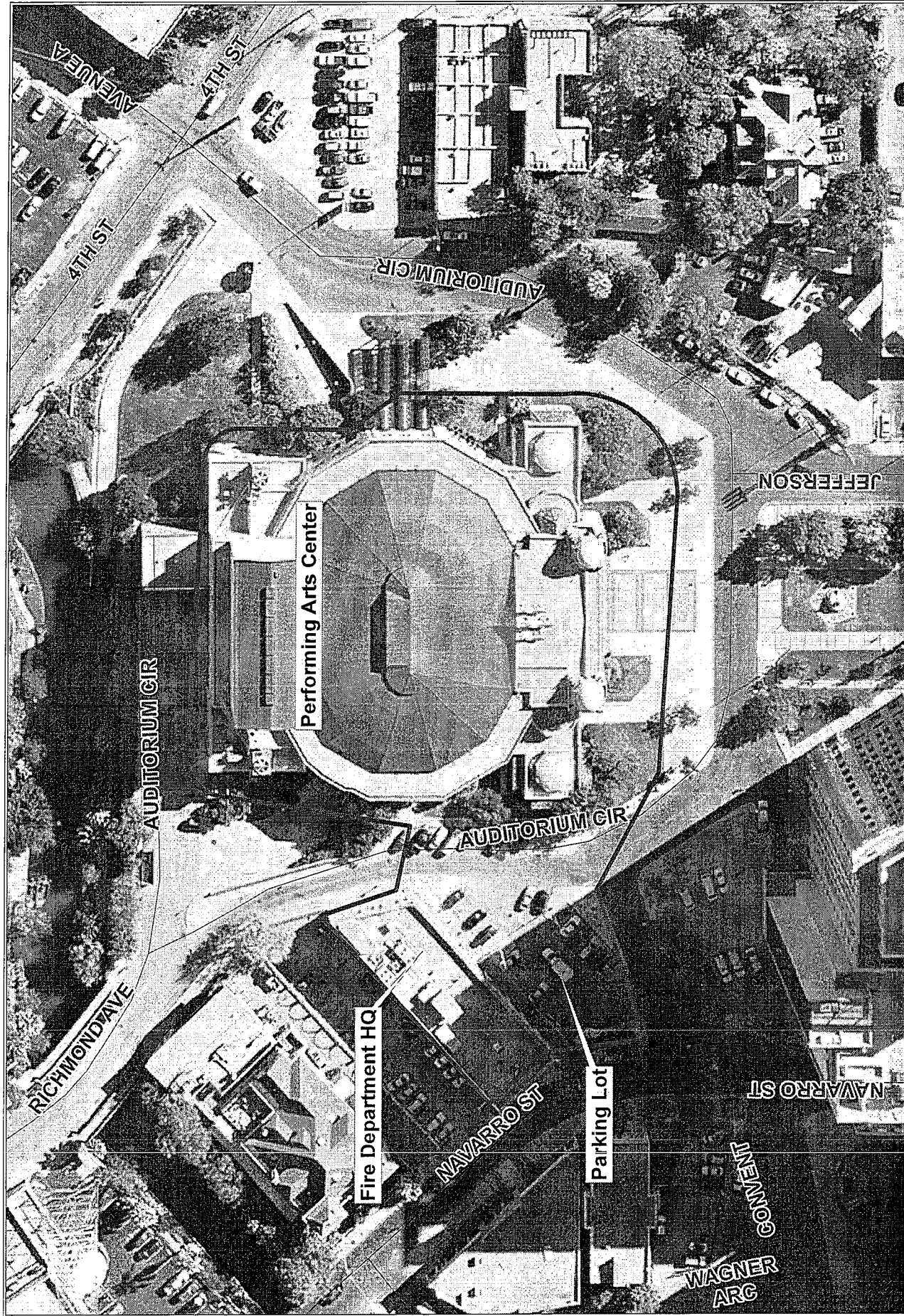
The City proposes to convey these City facilities using a Texas Statute that allows a municipality to transfer title directly to a non-profit that agrees to use the property in a manner that primarily promotes a public purpose of the municipality. The failure of the Foundation to use the property for the operation of a performing arts center will result in the property reverting to the City.

COORDINATION AND FINANCIAL IMPACT

In compliance with City procedures, this project has been coordinated with all interested City departments, Bexar County and the Bexar County Performing Arts Center Foundation.

CONCLUSION AND RECOMMENDATION

Staff recommends approval of this conveyance.



Proposed Performing Arts Center Expansion




City of San Antonio
Development Department
Planning Division
1000 N. Nueces St., Suite 1000
San Antonio, TX 78205



Map Date: 10/15/2010
Map Title: Proposed Performing Arts Center Expansion
Map Scale: 1" = 100'
Map Author: Planning Division
Map Reviewer: Planning Division
Map Status: Draft
Map Version: 1.0

BEXAR COUNTY
PERFORMING ARTS CENTER

June 11, 2008

BEXAR COUNTY
PERFORMING ARTS CENTER

February 14, 2008 –

Memorandum of Understanding between City
of San Antonio and Bexar County & Bexar
County Performing Arts Center Foundation.

BEXAR COUNTY
PERFORMING ARTS CENTER

City to convey the Municipal Auditorium and adjacent San Antonio Fire Department Headquarters

Bexar to provide up to \$100,000,000.00 for construction.

Bexar County Performing Arts Foundation to establish a reserve fund of not less than \$10,000,000.00.

BEXAR COUNTY
PERFORMING ARTS CENTER

May 10, 2008 –

Voters approved extension of Visitor Tax to fund Performing Arts Center and other projects.

Texas Statute will be used to transfer property title to non-profit organization for a primarily public use.

BEXAR COUNTY
PERFORMING ARTS CENTER

**Staff recommends approval of
conveyance of this property.**

Item #20

CITY OF SAN ANTONIO

PARKS AND RECREATION DEPARTMENT

Interdepartment Correspondence Sheet

TO: Planning Commission through Director of Development Services

FROM: Rocky Duque de Estrada, Senior Management Analyst, Parks and Recreation Department

COPIES: File

SUBJECT: Funston Land Acquisition

DATE: June 11, 2008


The Parks and Recreation Department is requesting approval to acquire a 0.1856-acre parcel of land adjacent to the San Antonio Botanical Gardens with assistance of the San Antonio Botanical Society (SABS). The parcel is located at 636 Funston Place in City Council District 9. The parcel to be acquired is a residential lot across Funston Street from the current boundaries of the Botanical Gardens.

The San Antonio Botanical Society's mission is to support the Botanical Gardens in its role of connecting people to the plant world through experience, education, and research. The SABC has negotiated the acquisition of the property directly with the property owners. At closing, the property will be deeded directly to the City of San Antonio for development of the Botanical Gardens.

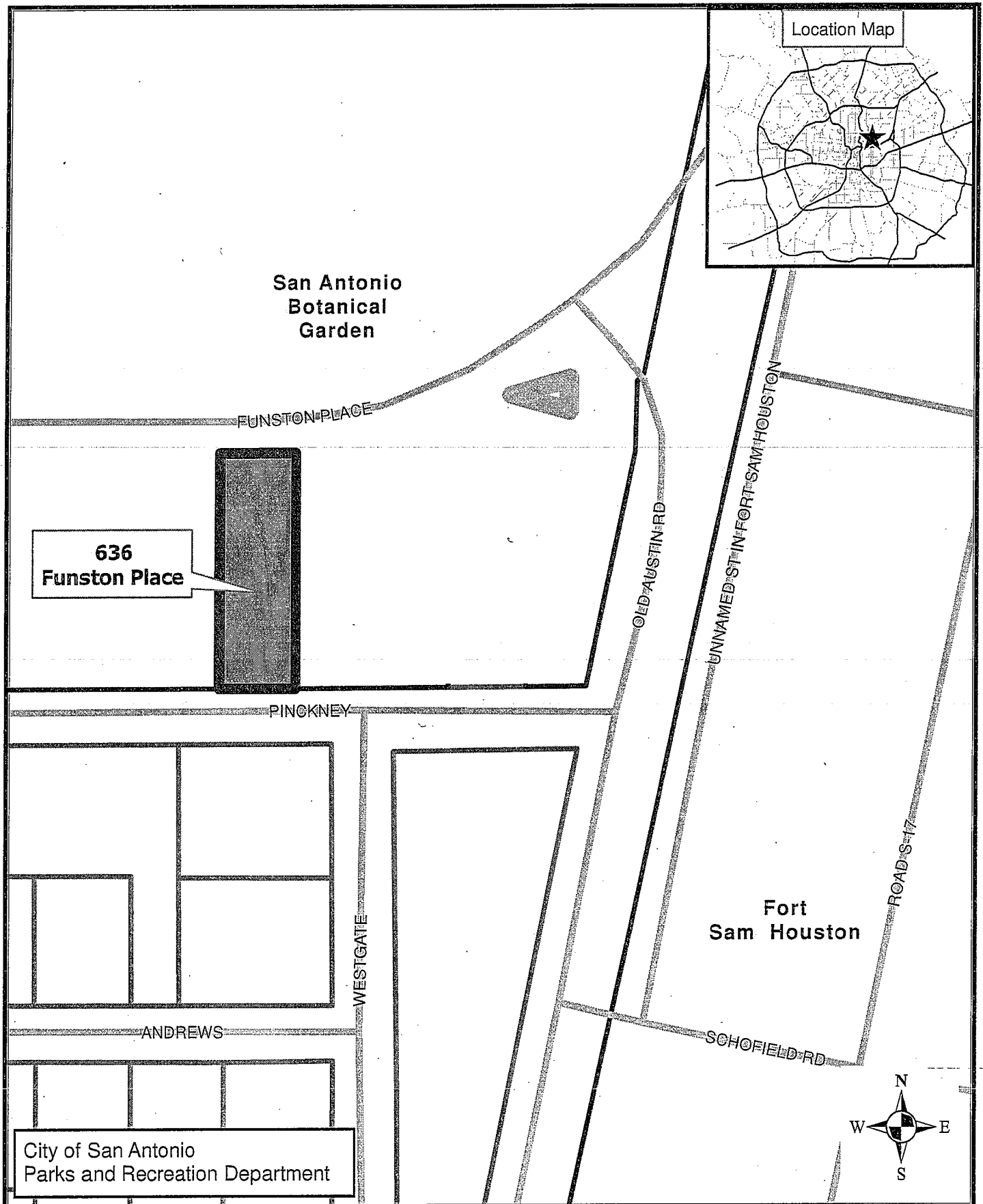
This property acquisition by the San Antonio Botanical Society has been coordinated with the Botanical Gardens, the Parks and Recreation Department, and the District 9 Council Office. The Parks and Recreation Department has acquired other properties adjacent to subject parcel along Funston Place as part of the overall process to add acreage to the existing Botanical Gardens. Discussions regarding acquisition of the subject property began in early 2007 and have included numerous meetings and site visits.

This acquisition is consistent with the recommendations outlined for the North Subarea in the Parks and Recreation System Plan. The City has had an ongoing program of acquiring these lots for future use as part of the Botanical Gardens. This acquisition will support the long term goals of the Botanical Garden for facility enhancement.

The Parks and Recreation Department recommends accepting this property. If you have any questions, please do not hesitate to contact me at 207-2899.


Rocky Duque de Estrada
Senior Management Analyst
Parks and Recreation Department

Site Map
Funston Acquisition



Funston Acquisition

San Antonio
Botanical
Garden

Fort
Sam Houston

FUNSTON PLACE

636
Funston Place

PINCKNEY

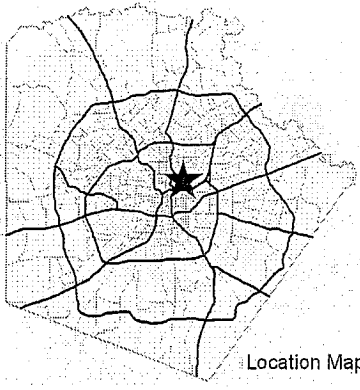
ANDREWS

WESTGATE

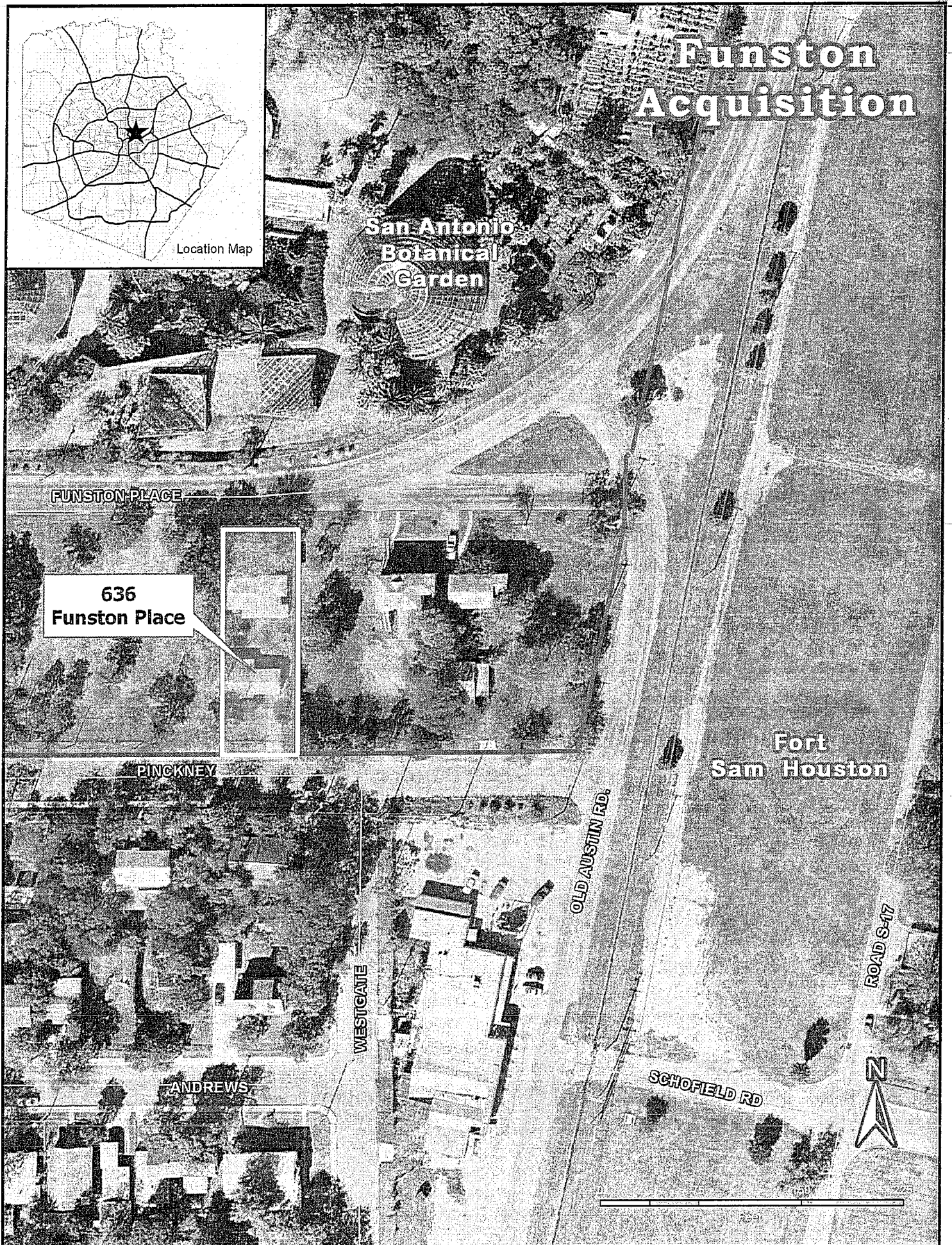
OLD AUSTIN RD.

SCHOFIELD RD

ROAD S-17



Location Map





Funston Land Acquisition

Planning Commission

June 11, 2008

David Arciniega

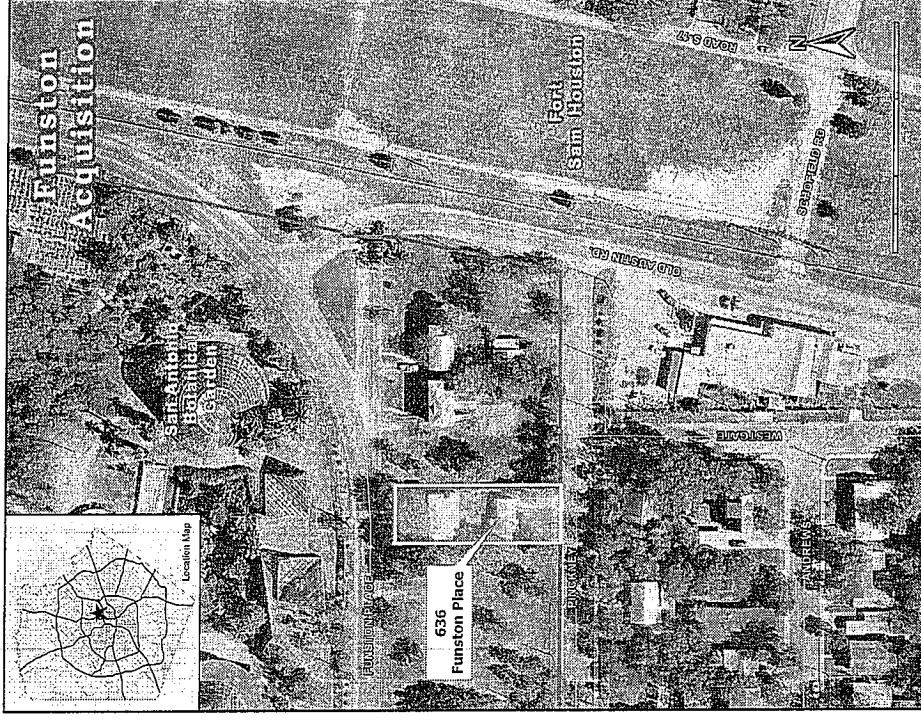
Senior Planner, Parks & Recreation

Funston Land Acquisition

- The Parks and Recreation Department is requesting approval to acquire a 0.1856 acre parcel of land located at 636 Funston Place, adjacent to the San Antonio Botanical Gardens with assistance of the San Antonio Botanical Society.
- The property is located on Funston Place in City Council District 9

Funston Land Acquisition

- The Parks and Recreation Department has acquired other properties adjacent to subject parcel along Funston Place as part of the overall process to add acreage to the existing Botanical Gardens



Funston Land Acquisition

- This property acquisition by the San Antonio Botanical Society has been coordinated with the Botanical Gardens, the Parks and Recreation Department, and the District 9 Council Office.
- Discussions regarding acquisition of the subject property began in early 2007 and have included numerous meetings and site visits.

Funston Land Acquisition

- This acquisition is consistent with the recommendations outlined for the North Subarea in the Parks and Recreation System Plan, which include the addition of parkland acreage to meet service goals.
- The City has had an ongoing program of acquiring these lots for future use as part of the Botanical Gardens. This acquisition will support the long term goals of the Botanical Garden for facility enhancement.

P/C AGENDA FOR June 11, 2008

Item Number	Plat Name	Company	Owner Information
5A/ 6	Shearer Oaks	Flores & Company	James C. Biggs
5B/ 7	Threshold Ranch	Briones Consulting & Engineering, LTD.	Threshold Ranch, L.P.
5C/ 8	Kinder Northeast	Pape-Dawson Engineers, Inc.	SA Kinder Ranch No. 1, Ltd.
5D/ 9	Vance Jackson at the Rim, Ph. III	Pape-Dawson Engineers, Inc.	Fourth Quarter Properties LXV, L.P.
5E/ 10	NEC Bulverde/ 1604 2	Pape-Dawson Engineers, Inc.	NECBUL 1604 Ltd.
5F/ 11	Firstmark Credit Union- Huebner Road	Pape-Dawson Engineers, Inc.	Firstmark Credit Union
12	Heights at S.O. PUD, POD E, Unit 3	Alamo Consulting Eng. & Surveying, Inc.	Jerbo/ San Ann Land, LTD.
13	Boulders at Canyon Springs Unit 2 Enclave	Sherfey Engineering SA, LLC	VMH Developers, Inc.
14	KB Potranco Unit 8	Carter & Burgess	K.B. Home Lone Star
15	Bradbury Court Unit 3	Turner Collie Braden	Tenotex Partners, Inc.
16	Steubing/ Babcock Road, Unit 1	Pape-Dawson Engineers, Inc.	Steubing Farm, L.P.
17	Paradigm Hotel	Pape-Dawson Engineers, Inc.	Paradigm Hotel SA River Walk, LP
18	Great Faith Temple Apostolic Church	Macina, Bose, Copeland and Associates, Inc.	Douglas Thompson